

SAN ANTONIO PLANNING COMMISSION AGENDA



February 11, 2009



2:00 P.M.

Cecilia Garcia, *Chair*
Amelia Hartman, *Vice Chair*
Jose R. Limon, *Chair Pro Tem*

John Friesenhahn
Andrea Rodriguez
Lynda Billa Burke

Dr. Sherry Chao-Hrenek
Christopher M. Lindhorst
Marcello Diego Martinez



The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street is wheelchair-accessible. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7245 Voice/TTY.

Please note that Citizens Comments are limited to three (3) minutes per person
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEMS

A. Work session, 1:15 P.M., Tobin Room

- Briefing on the Americans with Disabilities Act (ADA) Implementation Plan (Judy Babbitt, and Christie Chapman, Public Works)
- Briefing on the City South Community Plan Update (Planning and Development Services)
- Steering Committee for City of San Antonio Historic Preservation Plan
- Agenda items may be discussed (Planning and Development Services)

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

		Council District	Ferguson Index #
A. 070333	Silverado Hills, Units 2 & 4* (Extending Trinity Star west from Trinity Cross)	OCL	450 F-4
B. 090060	Los Ninos (West of Shetland Drive and north of Blythe Avenue)	3	652 B-8

* Project is located in the Camp Bullis Notification Area.

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEMS 6-7 HELD ABOVE:

- | | | | | |
|----|--------|--|-----|---------|
| 6. | 070333 | Silverado Hills, Units 2 & 4*
(Extending Trinity Star west from Trinity Cross) | OCL | 450 F-4 |
| 7. | 090060 | Los Ninos
(West of Shetland Drive and north of Blythe Avenue) | 3 | 652 B-8 |

PLATS:

- | | | | | |
|-----|--------|--|-----|---------|
| 8. | 070434 | Sonoma Verde, Unit 5A*
(On the east side of Kyle Seale Parkway, south of Vista Colina) | OCL | 513 C-3 |
| 9. | 070473 | Alamo Ranch Elementary/Middle School
(On the south side of Volunteer Parkway, at Thomas Rusk) | OCL | 577 D-5 |
| 10. | 070580 | City Base South, Unit 1
(At the intersection of Southton Road and Loop 410) | 3 | 684 A-4 |
| 11. | 080360 | Rising Moon Ranch, Unit 2*
(On the west side of Scenic Loop Road, south of Toutant Beauregard) | OCL | 478 E-3 |
| 12. | 080403 | Canyon Crossing, Unit 6A
(On the south side of Fire Canyon, west of Wildcat Canyon) | OCL | 646 A-4 |
| 13. | 080583 | Preserve at Medina River, Unit 5A
(Extending drainage easements south from Unit 13) | 4 | 714 F-3 |

LAND TRANSACTIONS:

- | | | | | |
|-----|--|--|--|--|
| 14. | S.P. 1362 – Request for a license to use Public Rights of Way over O'Connor Road and Knollcreek Street for a new concrete fence adjacent to NCB 17726. (Capital Improvement Management Services, by George Rodriguez, Assistant Director) | | | |
|-----|--|--|--|--|

PLATS:

- VARIANCES and APPEALS:**

- OTHER ITEMS:**

17. Approval of the minutes for the January 28, 2009 Planning Commission meeting
18. Director's report
 - o Budget and Department Performance
 - o Camp Bullis Awareness Zone
 - o Edwards Aquifer
 - o Haven for Hope
 - o Professional Development Opportunity – conferences and workshops
 - o River North Neighborhood Plan
 - o Technical Advisory Committee
 - o Unified Development Code
 - o Veterans Memorial
19. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
20. **ADJOURNMENT**

CONSENT

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH
WRITTEN NOTIFICATION

AGENDA ITEM NO: 5A¹/₂ 6 February 11, 2009

SILVERADO HILLS, UNITS-2 & 4
SUBDIVISION NAME

MAJOR PLAT

070333
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 450 F-4

OWNER: Centex Real Estate, by Charles Marsh

ENGINEER: Pape-Dawson Engineers, Inc., by Rick R. Wood, P.E.

CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: February 11, 2009

Location: Extending Trinity Star west from Trinity Cross

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP 802-C, Friesenhahn, was accepted on March 13, 2008.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat 12.27 acres consisting of 67 single family lots, 1 non-single family lot and 1,552 linear feet of public streets.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on February 11, 2009. One notice was mailed to the adjacent property owner and as of this writing; no written opposition has been submitted.

Additionally, this plat lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander has the following response: "Our concerns on compatibility with Camp Bullis will be addressed so long as the developer:

- Commits to incorporate dark sky lighting measures (such as the July 22, 2008 Bexar County Dark Sky Requirements or proposed City of San Antonio equivalent) into their projects."

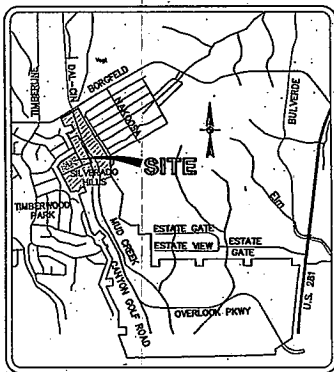
The applicant's engineer acknowledged receiving the Planning and Development Services email, and indicated that they will conform to the Military's request.

In addition, the City is working to implement a Dark Sky Ordinance. However, at the present time the City recommends that the applicant contact Andrew Winter at Bexar County (awinter@bexar.org or 335-6487) to ensure that the applicant follows the Dark Sky requirements adopted by the Bexar County.

At this time, the City is providing this information as a recommendation and will not place holds on the plats and plans associated with this recommendation.

STAFF RECOMMENDATION:

Approval



LOCATION MAP

NOT TO SCALE
FERGUSON MAP GRID - PAGE 450, F4

WASTE WATER EDI NOTE

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SUPPLY DISTRICT UNDER THE PLAN NUMBER ISSUED BY DEVELOPMENT SERVICES.

SURVEYOR NOTES

1. 1/4" FROM ROSS WITH YELLOW GAY CEMENTED "PAPE-DAWSON"
2. COORDINATES GIVEN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) DISPLAYED IN GRID VALUES DERIVED FROM HIS COORDINATE FILE SCAVEN PUEI.
3. INCLUDING SHOWN ARE SURVEY
4. BOUNDARIES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

LEGEND

- ELEC. = ELECTRIC
- TELE. = TELEPHONE
- CABLE = CABLE TELEVISION
- B.S.L. = BUILDING SETBACK LINE
- F.R. = FOUND 1/2" FROM ROO
- F.R.P. = FOUND 1/2" FROM ROO MARKED
- D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- D.P.R. = DEED RECORDS OF BEAR COUNTY, TEXAS
- D.P.R. = FINISHED CONTOURS

TCED/RECHARGE ZONE NOTE

THIS SUBDIVISION IS WITHIN THE EDWARDS CONTRIBUTING ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE 14, DIVISION 4 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUICFER RECHARGE ZONE AND WATERFED PROTECTION" OR LATEST REVISION THEREOF. NO PERSON SHALL CONDUCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNLESS AN EDWARDS AQUIFER PROTECTION PLAN (CONTRIBUTING ZONE PLAN OR "CZP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 THE RULES OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCED OFFICE AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCED.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	12.78'	375.00'	6.39'	01°57'07"	12.78'	N57°53'46"E
C2	10.38'	15.00'	5.41'	39°39'40"	10.18'	N78°42'10"E
C3	24.37'	51.00'	12.42'	27°22'36"	24.14'	N84°50'42"E
C4	14.77'	125.00'	7.39'	06°46'16"	14.76'	S53°19'39"E
C5	8.86'	75.00'	4.44'	06°46'16"	8.86'	N53°19'39"E
C6	15.12'	15.00'	8.28'	57°46'09"	14.49'	N85°55'51"E
C7	128.96'	60.00'	110.84'	123°08'41"	105.53'	S52°54'35"E
C8	17.34'	375.00'	8.67'	02°38'56"	17.34'	N58°13'54"E
C9	19.65'	425.00'	9.83'	02°38'56"	19.65'	N58°13'54"E
C10	23.29'	425.00'	11.64'	03°08'17"	23.27'	S57°59'13"E
C11	20.54'	375.00'	10.27'	03°08'17"	20.54'	S57°59'13"E
C12	15.12'	15.00'	8.28'	57°46'09"	14.49'	S27°32'00"E
C13	308.49'	60.00'	37.83'	295°32'17"	64.00'	S33°34'55"E
C14	15.12'	15.00'	8.28'	57°46'09"	14.49'	N85°18'09"E
C15	15.12'	15.00'	8.28'	57°46'09"	14.49'	S27°49'43"E
C16	14.77'	125.00'	7.39'	06°46'16"	14.76'	N53°19'39"E
C17	8.86'	75.00'	4.44'	06°46'16"	8.86'	S53°19'39"E
C18	128.96'	60.00'	110.84'	123°08'41"	105.53'	N60°30'59"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	31.45'	S75°25'51"W
L2	20.22'	S56°25'05"W
L3	15.02'	S76°22'58"W
L4	50.00'	S56°42'47"W
L5	15.04'	N13°26'05"E
L6	50.00'	S56°42'47"W
L7	56.02'	S49°56'31"W
L8	56.02'	N49°56'31"E
L9	53.81'	S56°54'26"W
L10	53.65'	S56°54'26"W
L11	61.58'	N59°33'22"E
L12	61.58'	N59°33'22"E
L13	17.62'	S56°25'05"W
L14	34.19'	S75°25'51"W
L15	50.00'	N55°42'47"E
L16	19.25'	N55°33'01"E
L17	16.00'	S33°34'22"E
L18	5.46'	S56°42'47"W
L19	10.00'	S56°42'47"W
L20	5.46'	S56°42'47"W
L21	10.00'	S56°42'47"W
L22	50.00'	S33°17'13"E

GENERAL NOTES

1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR ROWS SHOWN ON THIS PLAN. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. LOT 904, BLOCK 134 SHALL BE DESIGNATED AS A PERMEABLE NON-RESIDENTIAL LOT AND A VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V. AND DRAINAGE EASEMENT. THE MAINTENANCE OF THIS FACILITY SHALL BE THE RESPONSIBILITY OF THE H.O.A., THEIR SUCCESSORS, OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.
3. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS SHALL BE ELEVATED AT LEAST A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADES.
4. ALL TEMPORARY DRAINAGE, AND OFF-SITE UTILITY EASEMENTS ARE PERMEABLE UNLESS OTHERWISE NOTED.
5. BEAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS OR EASEMENTS OF ANY KIND.
6. THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
7. CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) AND NOT THE RESPONSIBILITY OF THE HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Charles Marsh III, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE THIS 22 DAY OF December, 2008.

NOTARY PUBLIC
COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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WITNESS MY HAND AND SEAL OF OFFICE THIS 22 DAY OF December, 2008.

NOTARY PUBLIC
COUNTY OF BEAR

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS 22 DAY OF December, 2008
ATTEST:
COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK
BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Rick Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR

AREA BEING REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION

BEING 0.0908 ACRE DRAINAGE R.O.W. AND WAS PREVIOUSLY PLATTED ON PLAT KNOWN AS SILVERADO HILLS, UNIT-1, REPLAT, AS RECORDED IN VOLUME 9576, PAGES 32-33, OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

OWNER/DEVELOPER:
CENTEX REAL ESTATE
1354 N. LOOP 1604 EAST, SUITE #108
SAN ANTONIO, TEXAS 78232
PHONE: 210-496-1985
FAX: 210-496-0449

**PAPE-DAWSON
ENGINEERS**

555 EAST RANNEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210-375-8000
FAX: 210-375-8010

REPLAT AND SUBDIVISION PLAT OF SILVERADO HILLS, UNIT-2 & 4

A 12.27 ACRE TRACT OF LAND OUT OF A 26.62 ACRE TRACT CONVEYED TO CENTEX HOMES AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12230, PAGES 100-101, A 10.10 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES AS DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 11020, PAGES 1443-1448 BOTH IN THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND 2.45 ACRE DRAINAGE RIGHT-OF-WAY AS DESCRIBED IN A REPLAT ESTABLISHING SILVERADO HILLS, UNIT-1, AS RECORDED IN VOLUME 9576, PAGES 32-33 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS ALL OUT OF THE GRANULAR COLLOID SURVEY NUMBER 416, ABSTRACT 282, COUNTY, BLOCK 4842, IN BEAR COUNTY, TEXAS.

THIS PLAT OF SILVERADO HILLS, UNIT-2 & 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

BY: CHARMAN

BY: SECRETARY

SWORN AND SUBSCRIBED BEFORE ME THIS 22 DAY OF Dec., A.D. 2008

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 08-19-09

ROSE PORTILLO
Notary Public, State of Texas
My Commission Expires
August 19, 2009

ROSE PORTILLO
Notary Public, State of Texas
My Commission Expires
August 19, 2009



REPLY TO
ATTENTION OF

Office of the Commander

DEPARTMENT OF THE ARMY

US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT SAM HOUSTON
1206 STANLEY ROAD SUITE A
FORT SAM HOUSTON, TX 78234-5001

NOV 3 2008

T.C. Broadnax,
Assistant City Manager and Interim Director
Planning and Community Development
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Robert Murdock, Brig. Gen. USAF (Ret.)
Director, Office of Military Affairs
City of San Antonio
PO Box 839966
San Antonio, Texas 78283-3966

Dear Mr. Broadnax and Mr. Murdock,

Thank you for the opportunity to respond to your staff's October 30, 2008 notification on Plat No 0700333 Silverado Hills, Units 2 and 4, a 12 acre development about a mile east of Camp Bullis in the Timberwood Park area. We provide the following comments.

The entire tract is within the Camp Bullis 3 mile light buffer zone. Continuing to place high density development within the 3 mile light buffer could also create many light issues for military training operations conducted on Camp Bullis if dark sky lighting is not used. Night-time lighting from new developments is already interfering with night vision goggle (NVG) training on Camp Bullis. Lighting causes a halo effect and can greatly reduce the effective distance for NVGs. Night training (land navigation, helicopters, etc) is done in many different areas of Camp Bullis.

Our concerns on compatibility with Camp Bullis will be addressed as long as the developer commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent).

My Points of contact are Mr. Phil Reidinger at (210) 221-1099 or 336-0449 (cell) or Mr. Jim Cannizzo at (210) 295-9830.

Sincerely,

Mary E. Garr
Colonel, US Army
Garrison Commander



PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH
WRITTEN NOTIFICATION

AGENDA ITEM NO: 5B¹/₇ February 11, 2009

LOS NINOS
SUBDIVISION NAME

MINOR PLAT

090060
PLAT #

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 652 B-8

OWNER: Ben Hernandez and Cindy Nieto

ENGINEER: Rivera-Engineering, by Raymundo Rivera, P.E.

CASE MANAGER: Larry Odis, Planner (207-0210)

Date filed with Planning Commission: February 11, 2009

Location: West of Shetland Drive and north of Blythe Avenue

Services Available: SAWS Water and Sewer

Zoning: R-4 Residential Single Family District

Proposed Use: Residential

APPLICANT'S PROPOSAL:

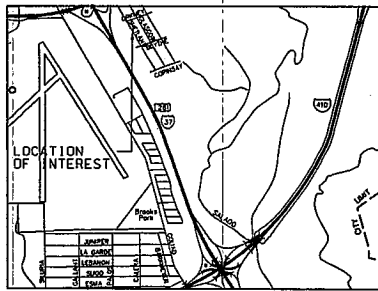
To plat **0.186** acres consisting of **1** single family lot.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on February 11, 2009. Twenty-one notices were mailed to the adjacent property owners, as of this writing, one written opposition has been submitted.

STAFF RECOMMENDATION:

Approval

LOCATION MAP
(NOT TO SCALE)

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE PLAT HIGHLAND FOREST, WHICH IS RECORDED IN VOLUME 3025, PAGE 110, 12/27/1953 BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED REPLATTING OF THIS PROPERTY.

I, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: BEN HERNANDEZ & CINDY NIETO
180 COUNTY ROAD 158
FLORESVILLE, TX 78114
(210) 681-9600

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

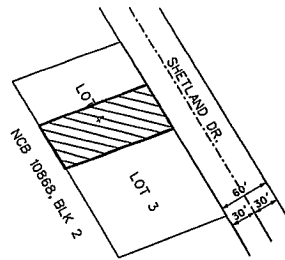
OWNER: BEN HERNANDEZ & CINDY NIETO
180 COUNTY ROAD 158
FLORESVILLE, TX 78114
(210) 681-9600

STATE OF TEXAS
COUNTY OF BEXAR

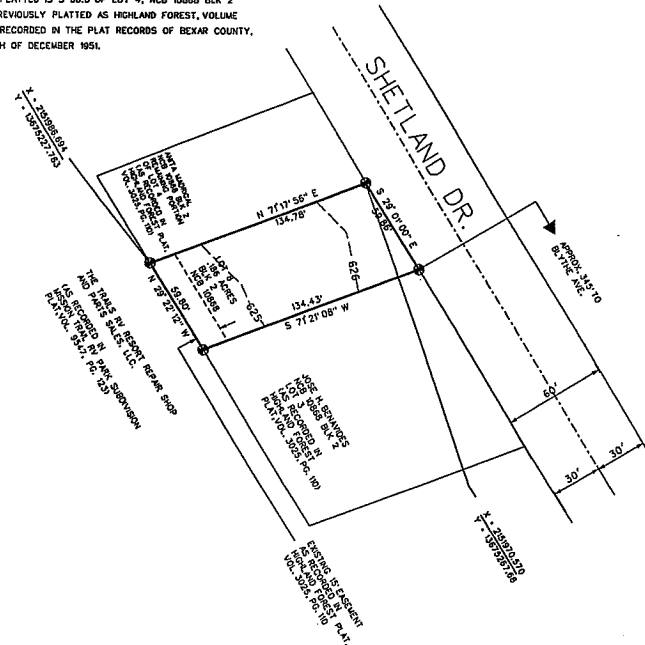
BEFORE ME, THE UNDERSIGNED AUTHORIZED ON THIS DAY _____ KNOWN TO ME _____ TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

AREA BEING REPLATTED THROUGH
PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED IS 5.60 D' OF LOT 4, NCB 1088 BLK 2 WHICH HAS BEEN PREVIOUSLY PLATTED AS HIGHLAND FOREST, VOLUME 3025, PAGE 110, AS RECORDED IN THE PLAT RECORDS OF BEXAR COUNTY, TEXAS ON THE 27TH OF DECEMBER 1951.

REPLAT ESTABLISHING
LOS NINOS

PLAT SHOWING:
NCB 1088 BLOCK 2, 180 ACRES OF LAND ESTABLISHING LOT 8, BEING A PORTION OF LOT 4 OUT OF HIGHLAND FOREST, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AS RECORDED IN VOLUME 3025 PAGE 110.

THIS PLAT OF LOS NINOS HAS BEEN SUBMITTED TO AND CONSENTED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

RIVERA-ENGINEERING

227 GRAHAM BLVD.
SAN ANTONIO, TX 78215
PH: (210) 771-2662 (210) 895-2036
FAX: (210) 225-9027

CPS ENERGY NOTES:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CPS ENERGY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REMOVING, REPAIRING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUIT, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON DEEMED RESPONSIBLE FOR SAID CHANGES OR GROUND ELEVATION ALTERATION.

CLEAR VISION AREA NOTE:

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-508 (D) (5).

X,Y COORDINATE NOTE:

ALL X,Y COORDINATES IN TEXAS STATE PLANE - NAD 83.

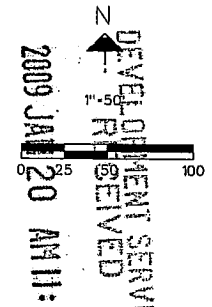
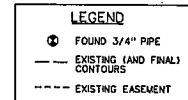
WASTEWATER EDU NOTES:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) ASSIGNED TO THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM OFFICE UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

ADDITIONAL NOTE:

FISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.



STATE OF TEXAS
COUNTY OF BEXAR

HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT FOR THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE USUALLY STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20____, AT _____ M AND DULY RECORDED THE _____ DAY OF _____ A.D. 20____, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTAMONY WHEREOF.

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 20____

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 8 February 11, 2009

SONOMA VERDE UNIT 5A
SUBDIVISION NAME

MAJOR PLAT

070434
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 513 C-3

OWNER: 685 Cedar Creek, Ltd, by Shaul C. Baruch

ENGINEER: Kimley-Horn and Associates, Inc., by Brian J. Parker, P.E.

CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: January 26, 2009

Location: On the east side of Kyle Seale Parkway, south of Vista Colina

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP 835-B, Sonoma Verde Units 5 & 8, was accepted on January 12, 2009.

Proposed Use: Residential

Major Thoroughfare: Kyle Seale Parkway is a secondary arterial type A,
minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **38.72** acres consisting of **60** single family lots, **4** non-single family lots
and **3,773** linear feet of public streets.

DISCUSSION:

This plat lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander has the following response: "Our concerns on compatibility with Camp Bullis will be addressed so long as the developer:

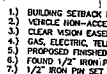
- Has appropriate documentation of a recent endangered species surveys (not older than 3 years) conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;

The applicant's engineer acknowledged receiving the Planning and Development Services email, and indicated that they will conform to the Military's request.

At this time, the City is providing this information as a recommendation and will not place holds on the plats and plans associated with this recommendation.

STAFF RECOMMENDATION:

Approval

[illegible]

18) THE TEMPORARY EASEMENT SHOWN ON SHEET 3 OF THIS PLAT IS TO
 CROSS SUCH INCORPORATION AND PLATTED STREET RIGHT OF WAY

SUBDIVISION PLAT ESTABLISHING
SONOMA VERDE - UNIT 5A
SHEET 4 OF 4

PLAT SHOWING 38.72 ACRES OUT OF A 117.908 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS OUT OF THE CHARLES A. BHWL SURVEY NO. 2, ABSTRACT 1259, CB 4548 AND BEING PART OF THAT 1182.143 ACRE TRACT DESCRIBED IN VOLUME 3641, PAGE 1455 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND BEING THAT SAME TRACT DESCRIBED AS TRACT 5 OF RECORD IN VOLUME 11142, PAGE 2106 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS)
COUNTY OF BEXAR)

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESSES
 185 Cedar Creek, Ltd. by 185 Cedar Creek GP, LLC, its
 DULY AUTHORIZED AGENT General Partner, by Shaun Barnd,
 its manager
 STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Shaul C. Baruch KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

165 IN

GIVEN UNDER MY HAND AND SEAL OF OFFICE, ON THE 16th DAY OF November, 1964.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
 Bonnie Quesada Azzali
 My Commission Expires
 03/10/2012

STATE OF TEXAS)
COUNTY OF DALLAS)

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF BAKER SURVEYING INC. UNDER MY SUPERVISION.

Amil M. Baker
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS
 PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE
 BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE
 UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE MATTERS THAT MAY BE GRANTED
 BY THE SAN ANTONIO PLANNING AND DEVELOPMENT SURVEYS DEPARTMENT.

 D. J. K. / 10/10
 LICENSED PROFESSIONAL ENGINEER

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAY WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAY IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAY HAS BEEN APPROVED BY SAID COMMISSIONERS COURT.

ON THIS _____ DAY OF _____, 19____.

ATTESTED _____
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAY OF SONOMA WIND UNIT SA
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE LEARNING AND DEVELOPMENT SERVICES
DEPARTMENT OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY
COMMISSION

DATE THIS _____ DAY OF _____
CITY OF SAN ANTONIO PLANNING AND DEVELOPMENT SERVICES DEPARTMENT A.D. 2008

Dr. _____

 SECRETARY

STATE OF TEXAS)

COUNTY CLERK OF SAID COUNTY DO
IN MY OFFICE, ON THE

DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE
DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF
_____ OF SAID COUNTY, IN BOOK VOLUME _____

TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS
 _____ DAY OF _____ A.D. 2008.
 COUNTY CLERK, BEXAR COUNTY, TEXAS

ST: _____ DEPUTY

LEGEND

- 1.) BUILDING SETBACK LINE
- 2.) VEHICLE NON-ACCESS EASEMENT
- 3.) CLEAR VISION EASEMENT
- 4.) GAS, ELECTRIC, TELEPHONE & CABLE T
- 5.) PROPOSED FINISHED CONTOUR
- 6.) FOUND 1/2" IRON PIN
- 7.) 1/2" IRON PIN SET


LINE	LENGTH	BEARING
L1	13.01	S 31°54'55" E
L2	12.17	N 4°26'23" W
L3	15.00	N 4°26'23" W
L4	15.00	N 4°26'23" W
L5	15.00	N 4°26'23" W
L6	21.62	N 4°26'23" W
L7	12.21	S 82°21'5" W
L8	5.61	N 20°37'28" E

C1	CURVE TABLE					C D
	CURVE LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	
C1	353.67	580.00	182.53	A=34°58'15"	N 21°53'9" E	348.2
C2	14.23	10.00	8.62	B=81°30'37"	S 28°55'47" W	13.0
C3	50.98	475.00	25.52	A=6°39'59"	S 14°53'91" E	50.9
C4	105.37	475.00	52.90	B=124°23'35"	N 24°19'38" E	105.1
C5	10.23	475.00	5.11	A=6°39'59"	S 14°53'91" E	10.2
C6	5.33	875.00	2.67	B=0°20'57"	N 51°24'25" E	5.3
C7	78.25	875.00	39.15	A=5°26'26"	N 29°10'51" W	78.2
C8	78.43	875.00	39.24	A=5°58'8"	N 23°52'28" W	78.4
C9	78.33	875.00	39.19	A=5°74'44"	N 18°44'32" W	78.3
C10	78.50	875.00	39.24	A=1°55'33"	N 15°24'43" W	78.5
C11	89.61	825.00	44.85	A=6°51'33"	N 17°21'28" E	89.5
C12	89.19	825.00	44.78	A=6°51'33"	N 17°21'28" E	89.1
C13	75.62	825.00	37.83	A=5°15'55"	N 28°17'22" W	75.6
C14	29.98	925.00	14.99	A=31°16'18"	N 30°16'48" E	29.9
C15	77.24	925.00	38.69	B=82°54'47"	S 24°24'54" E	77.2
C16	76.89	925.00	38.51	A=82°32'29"	S 16°16'1" E	76.8
C17	75.78	175.00	42.41	A=98°29'23"	N 61°43'4" W	75.7
C18	29.85	470.00	14.94	A=1°58'48"	S 67°52'27" W	29.8
C19	97.57	470.00	48.91	A=11°53'18"	N 22°42'27" E	97.5
C20	19.31	230.00	9.66	A=44°38'34"	N 56°33'57" E	19.3
C21	76.29	230.00	36.88	A=19°01'13"	N 68°28'21" E	76.2
C22	60.89	230.00	30.68	A=51°11'36"	N 85°34'1" E	60.8
C23	36.20	170.00	18.17	A=12°12'24"	S 87°41'1" W	36.1
C24	34.83	170.00	17.47	A=12°12'24"	S 87°41'1" W	34.8
C25	72.11	170.00	36.80	A=24°44'15"	S 75°55'2" E	71.7
C26	72.11	170.00	36.80	A=24°44'15"	S 75°55'2" E	71.7
C27	74.37	170.00	37.29	A=25°53'1"	S 84°36'2" W	73.8
C28	32.64	200.00	21.15	A=93°21'32"	S 51°12'39" E	32.5
C29	74.34	230.00	37.33	A=12°54'27"	N 88°48'19" E	74.1
C30	74.34	230.00	37.33	A=12°54'27"	N 88°48'19" E	74.1
C31	22.22	170.00	14.18	A=68°47'26"	N 38°57'21" E	20.6
C32	24.15	230.00	15.18	A=69°55'	S 12°56'56" E	24.1
C33	26.47	230.00	38.59	A=1°18'55"	S 21°58'57" W	26.3
C34	12.91	230.00	6.45	A=31°24'54"	S 22°12'57" E	12.9
C35	58.82	230.00	29.57	A=143°39'14"	S 31°59'58" W	58.8
C36	70.91	230.00	35.74	A=17°39'55"	S 47°19'34" W	70.6
C37	52.47	230.00	26.35	A=13°43'13"	S 82°14'36" W	52.3
C38	2.02	230.00	1.01	A=30°10'12"	S 69°28'51" W	2.0
C39	81.85	230.00	41.36	A=32°33'20"	S 79°55'37" W	81.4
C40	12.23	230.00	6.12	A=32°47'47"	S 82°14'36" W	12.2
C41	5.27	170.00	2.63	A=1°46'30"	S 87°43'1" W	5.2
C42	89.51	170.00	45.82	A=30°10'11"	N 76°18'31" E	89.4
C43	20.95	10.00	10.48	A=7°53'5"	S 57°41'36" E	20.9
C44	63.64	530.00	40.07	A=52°47'36"	S 62°36'1" E	63.6
C45	79.99	530.00	49.99	A=52°47'36"	S 62°36'1" E	79.9
C46	274.02	520.00	140.27	A=101°13'4"	N 54°33'29" E	270.8
C47	62.47	30.08	51.04	A=118°58'0"	N 54°33'29" E	51.8
C48	42.17	743.00	21.09	A=31°57'7"	N 33°36'59" E	41.8
C49	98.15	743.00	49.15	A=7°34'58"	N 28°12'21" E	98.0
C50	80.91	743.00	40.49	A=61°10'26"	N 21°18'7" E	80.8
C51	165.94	743.00	83.32	A=61°10'36"	N 15°59'39" E	80.06
C52	75.39	743.00	37.21	A=12°47'48"	N 53°62'27" E	165.60
C53	136.91	230.00	70.55	A=54°48'18"	N 34°51'5" W	75.36
C54	108.32	230.00	55.18	A=26°58'3"	N 53°35'43" W	134.89
C55	26.20	30.00	14.00	A=50°02'51"	S 53°58'40" W	107.32
C56	26.20	30.00	14.00	A=50°02'51"	S 53°58'40" W	107.32
C57	26.20	30.00	14.00	A=50°02'51"	N 01°24'35" E	25.36
C58	268.17	55.00	46.68	B=279°21'34"	N 75°45'14" E	71.18

BAKER
SURVEYING, INC.
PH. (830) 833-2250
FAX. (830) 833-2257
2250 US 281 N.
BLANCO, TX. 78606

SUBOWNER & LAND OWNER:
NAME: Shaul Baruch-President, 685 Cedar Creek LTD
ADDRESS : 5953 Dallas Parkway, Suite 200B
Plano, Texas 75093

CIVIL ENGINEER:
NAME: Kimley-Horn and Associates, Inc.
ADDRESS: 45 NE Loop 410, Suite 495
San Antonio, Texas 78216



**Kimley-Horn
and Associates, Inc.**



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT SAM HOUSTON
1206 STANLEY ROAD SUITE A
FORT SAM HOUSTON, TX 78234-5001

REPLY TO
ATTENTION OF

Office of the Commander

25 NOV 2008

PLANNING &
DEVELOPMENT SERVICES
DEPARTMENT
2008 DEC -9 A 7:42
DIRECTOR'S OFFICE

T.C. Broadnax,
Assistant City Manager and Interim Director
Planning and Community Development
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Robert Murdock, Brig. Gen. USAF (Ret.)
Director, Office of Military Affairs
City of San Antonio
PO Box 839966
San Antonio, Texas 78283-3966

Dear Mr. Broadnax and Mr. Murdock,

Thank you for allowing me to respond to your staffs letter dated, October 29, 2008, notification on a plat (070434 Sonoma Verde - Unit 5A for a 38 acre development) and Nov 17, 2008 notification on a MDP Amendment (835B Sonoma Verde MDP Amendment Unit 5 & 8 for a 180 acre development, which encompasses the Unit 5A plat also) about 4 miles west of Camp Bullis near the Kyle Seal Parkway. We provide the following comments.

Developing this tract may displace endangered species onto Camp Bullis. Surveys of Golden-cheeked Warblers, a federally listed endangered species, have shown a 50% increase on Camp Bullis in the past 5 years. We believe this is caused by the large-scale clear-cutting of oak and juniper trees within 5 miles of Camp Bullis. Increased Warbler populations on Camp Bullis trigger further Endangered Species Act restrictions on military training. About 10,000 of the 28,000 acres of Camp Bullis are potential habitat (3,300 acres are currently occupied habitat, and this increases as displacement occurs and increases the restrictions on our field training). We believe that any development within 5 miles of Camp Bullis which involves substantial clear-cutting of thick stands of old growth juniper and oak trees should be preceded by an endangered species survey, as was done by the RIM developers this year for the 106 acre tract on the southwest corner of Camp Bullis. See enclosed map from which it appears that much of the tract is heavily wooded.

Developing this tract should also be sufficiently protective of the Edwards Aquifer and karst features which may be inhabited by endangered species. These species are indicator species for the health of the aquifer. This MPD is within the Edwards Aquifer Recharge Zone. The Draft Bexar County Karst Invertebrates Recovery Plan (US Fish & Wildlife Service, March 2008) discusses the UTSA Karst Faunal Area within which this tract is located. This tract is in karst zone 1 of the UTSA KFA. Zone 1 areas are known to contain listed invertebrate karst species. If much of the areas identified by USFWS in this Recovery Plan for Bexar County are developed, then further restrictions may be placed on Camp Bullis' caves and karst features in



order for the region to still meet species recovery goals. Thus karst issues off-post may affect training restrictions on-post.

As long as the developer has appropriate documentation -- recent surveys (not older than 3 years) conducted by a professional biological consultant IAW USFWS protocols showing that no endangered species are present and sends the surveys to USFWS Ecological Services Office in Austin, we have no concerns on compatibility with Camp Bullis.

My points of contact are Mr. Phil Reidinger at (210) 221-1099 or 336-0449 (cell) or Mr. Jim Cannizzo at (210) 295-9830.

Sincerely,

for *M. E. Garr* - Deputy
Mary E. Garr
Colonel, US Army
Garrison Commander

Enclosure

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 9 February 11, 2009

ALAMO RANCH
ELEMENTARY/ MIDDLE SCHOOL
SUBDIVISION NAME

MAJOR PLAT

070473
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 577 D-5

OWNER: Northside Independent School District, by John M. Folks
ENGINEER: M.W. Cude Engineers, LLC, by Rolando Ramirez, P.E.
CASE MANAGER: Elizabeth Adams, Planner (207-7912)

Date filed with Planning Commission: January 28, 2009

Location: On the south side of Volunteer Parkway, at Thomas Rusk

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP 808-D, Alamo Ranch was accepted on May 25, 2006.

Proposed Use: Elementary/ Middle School

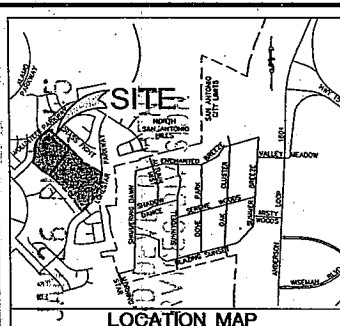
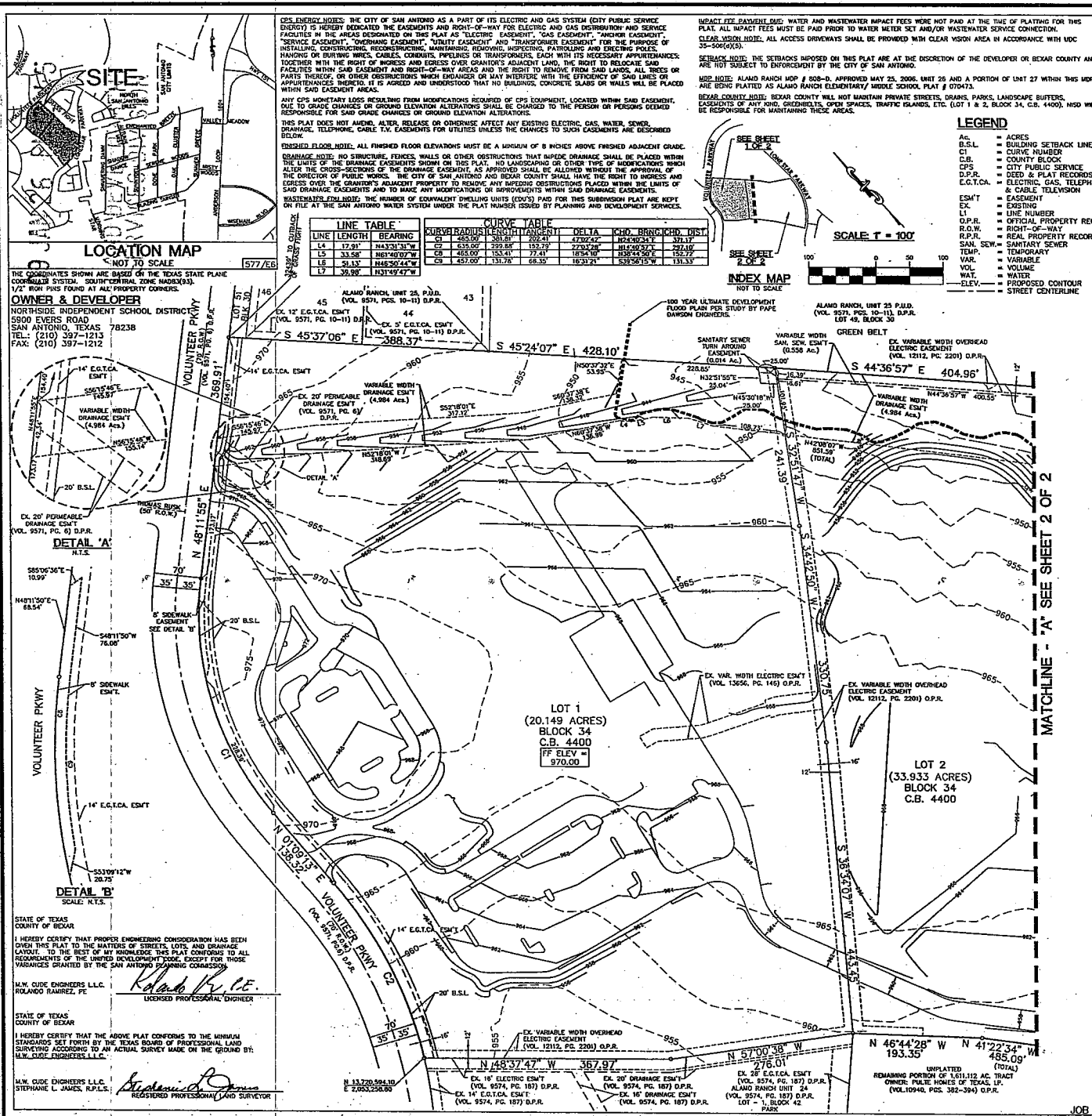
APPLICANT'S PROPOSAL:

To plat **54.082** acres consisting of **2** non-single family lots.

STAFF RECOMMENDATION:

Approval

RECEIVED

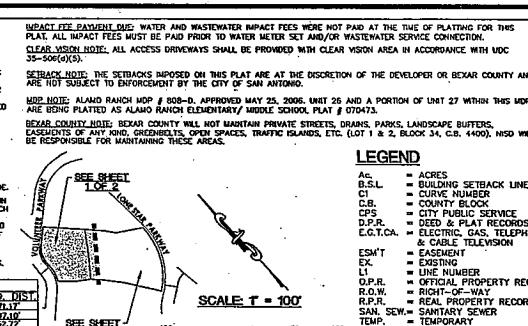


LINE TABLE

LINE	LENGTH	BEARING
L4	12.91	N43°31'31\"
L5	33.58	N61°40'07\"
L6	20.13	N48°26'42\"
L7	25.28	N31°54'47\"

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHD	BRNG	CHD	HST
C1	485.00	208.81	202.41	470.24	N74°40'34\"	371.17	
C2	538.00	229.85	152.79	770.20	N41°40'34\"	272.80	
C3	485.00	153.41	77.41	183.50	N38°44'50\"	152.72	
C4	485.00	131.78	68.35	163.21	N26°56'15\"	131.33	



PLAT NO. 070473

M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
TEL: 210.681.2951
FAX: 210.623.1712
CONTACT PERSON: ROLANDO RAMIREZ
WWW.MWCUDE.COM

CUDE
ENGINEERS SURVEYORS PLANNERS

SUBDIVISION PLAT
ESTABLISHING
ALAMO RANCH
ELEMENTARY/MIDDLE SCHOOL

BEING A 54,082 ACRES TRACT OF LAND OUT OF THE THOMAS YORK SURVEY NO. 201 1/2, ABSTRACT NO. 825, COUNTY BLOCK 4400, BEAR COUNTY, TEXAS, BEING ALL OF TRACT NO. 1, 33.933 ACRES OF TRACT NO. 2, 20.142 ACRES, CONVEYED TO NORTHSIDE INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN VOLUME 11135, PAGES 1517-1524, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

LEGEND

- AC = ACRES
- B.S.L. = BUILDING SETBACK LINE
- C.B. = CURVE NUMBER
- C.S. = COUNTY BLOCK
- CPS = CITY PUBLIC SERVICE
- D.P.R. = DEED & PLAT RECORDS
- E.C.T.C.A. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
- ESMT = EXISTING
- LI = LINE NUMBER
- O.P.R. = OFFICIAL PROPERTY RECORDS
- R.O.W. = RIGHT-OF-WAY
- R.P.R. = REAL PROPERTY RECORDS
- SAN. SEW. = SANITARY SEWER
- TEMP. = TEMPORARY
- VAR. = VARIABLE
- VOL. = VOLUME
- W.A.T. = WATER
- ELEV. = PROPOSED CONTOUR
- STREET CENTERLINE

THIS PLAT OF ALAMO RANCH ELEMENTARY/MIDDLE SCHOOL HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION DATED THIS _____ DAY OF _____ A.D.

BY _____ CHAIRMAN

BY _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEPOSES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOR ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

John M. Folks
OWNER

STATE OF TEXAS
COUNTY OF BEAR

DULY AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **JOHN M. FOLKS** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF JANUARY 2008.

NINA M. GIBSON
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 10/30/2012

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS' COURT OF BEAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS' COURT OF BEAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS' COURT ON THIS THE _____ DAY OF _____ A.D.

ATTESTED _____ COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

I, _____ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. AT _____ H AND DULY RECORDED THE _____ DAY OF _____ A.D. AT _____ H IN THE RECORDS OF _____ OF SAID COUNTY IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF I HAVE MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D.

COUNTY CLERK BEAR COUNTY TEXAS

BY _____ DEPUTY

STATE OF TEXAS
COUNTY OF BEAR

I, _____ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. AT _____ H AND DULY RECORDED THE _____ DAY OF _____ A.D. AT _____ H IN THE RECORDS OF _____ OF SAID COUNTY IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF I HAVE MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D.

COUNTY CLERK BEAR COUNTY TEXAS

BY _____ DEPUTY



DETAIL 'C'
SCALE: N.T.S.

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 10 February 11, 2009

CITY BASE SOUTH UNIT 1
SUBDIVISION NAME

MAJOR PLAT

070580
PLAT #

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 684 A-4

OWNER: SE Loop 410 Southton Park, LLC, by Arn Ramirez

ENGINEER: Sherfey Engineering SA, LLC, by Javier Garcia, P.E.

CASE MANAGER: Richard Carrizales, Planner (207-8050)

Date filed with Planning Commission: January 27, 2009

Location: At the intersection of Southton Road and Loop 410

Services Available: SAWS Water and Sewer

Zoning: UD Urban Development District

Plat is in accordance with:

MDP 002-07B, Southton Park was accepted on February 20, 2008.

Proposed Use: Retail, Restaurant

APPLICANT'S PROPOSAL:

To plat **8.25** acres consisting of **4** non-single family lots and **580** linear feet of public streets.

STAFF RECOMMENDATION:

Approval



Sherfey Engineering SA, LLC

8400 Blanco Road, Ste. 201
San Antonio, Tx. 78216
Ph. (210) 493-9200, Fax (210) 493-9205

PLAT NO. 070580



SCALE: 1"=100'

LEGEND

- NON-VEHICULAR ACCESS ESM'T.
- ELEC. GAS, TEL. & CATV ESM'T.
- BUILDING SETBACK LINE (BSL)
- DRAINAGE EASEMENT
- BUFFER EASEMENT

T&DOT NOTES:

- (1) For residential development directly adjacent to State right of way, the Developer shall be responsible for adequate setback and/or sound abatement measures for future noise mitigation.
- (2) Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within the highway right of way.
- (3) Maximum access points to State highway from the property will be regulated as directed by "Regulations for Access Driveways To State Highways". This property is eligible for a maximum combined total of one access point along Hwy. Loop 410, based on the overall plotted driveway frontage of 448.73'.
- (4) If sidewalks are required by appropriate City ordinance, a sidewalk permit must be approved by T&DOT, prior to construction within State right of way. Locations of sidewalks within State right of way shall be as directed by T&DOT.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

STREETSCAPE PLANTING

THIS PLAT SHALL CONFORM TO THE STREETSCAPE PLANTING STANDARDS. THE MINIMUM REQUIREMENTS SHALL BE MET AS SPECIFIED IN PARAGRAPH 35-512(d) UNIFIED DEVELOPMENT CODE ADOPTED JANUARY 7, 2003.

NOTES

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS THAT ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID EASEMENT.

CLEAR VISION

CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALL, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

SHARED ACCESS

ALL LOTS SHALL HAVE SHARED CROSS ACCESS WITH ADJACENT LOTS BY MEANS OF RECORDED DEED COVENANT PROVIDING COMMON ACCESS ACROSS THE LOT WITH ADJACENT LOT(S) IN ACCORDANCE WITH UDC 35-506(A)(3).

SURFACE DRAINAGE

SURFACE DRAINAGE CAN BE CONVEYED ONTO ADJACENT LOTS AS LONG AS NO MORE THAN TWO LOTS ARE DRAINING TO ANOTHER LOT.

UTILITY NOTES

1. ALL LOT CORNERS ARE SET 1/2" DIAMETER IRON ROD REBAR WITH A YELLOW PLASTIC CAP STAMPED "GIBBONS SURVEYING".
2. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

THIS PLAT OF CITY BASE SOUTH, UNIT 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D. 2009.

BY _____

CHAIRMAN

BY _____

SECRETARY

STATE OF TEXAS:

COUNTY OF BEXAR:

COUNTY CLERK OF SAID COUNTY,

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 2009 AT _____

RECORDED THE _____ DAY OF _____, A.D. 2009

AT SAID COUNTY IN BOOK VOLUME _____ ON PAGE _____

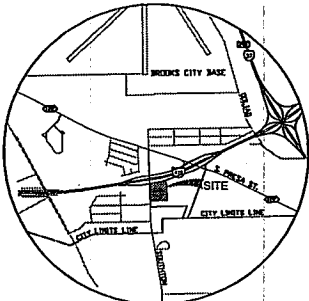
IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,

THIS _____ DAY OF _____, A.D. 2009

COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY

SHT. 1 OF 1



LOCATION MAP

Ferguson Map Grid: 684-A4

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS - OF - WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", "SEWER EASEMENT", "CONCRETE EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND DRECTING POLES, HANGING OR BURNING WIRE, CABLES, CONDUITS, PRELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT - OF - WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

STATE OF TEXAS:

COUNTY OF BEXAR:

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC, PUBLIC AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS:

COUNTY OF BEXAR:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBMITTED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 2009

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

JAVIER GARCIA, P.E. (00020)
LICENSED PROFESSIONAL ENGINEER

DATE

SURVEY PREPARED BY:



P.O. Box 700576,
San Antonio, Texas
78270-0576
(210) 366-4600
(FAX) 366-4673

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:

COUNTY OF BEXAR:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WHERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

Gary Gibbons, RPLS #4718

DATE

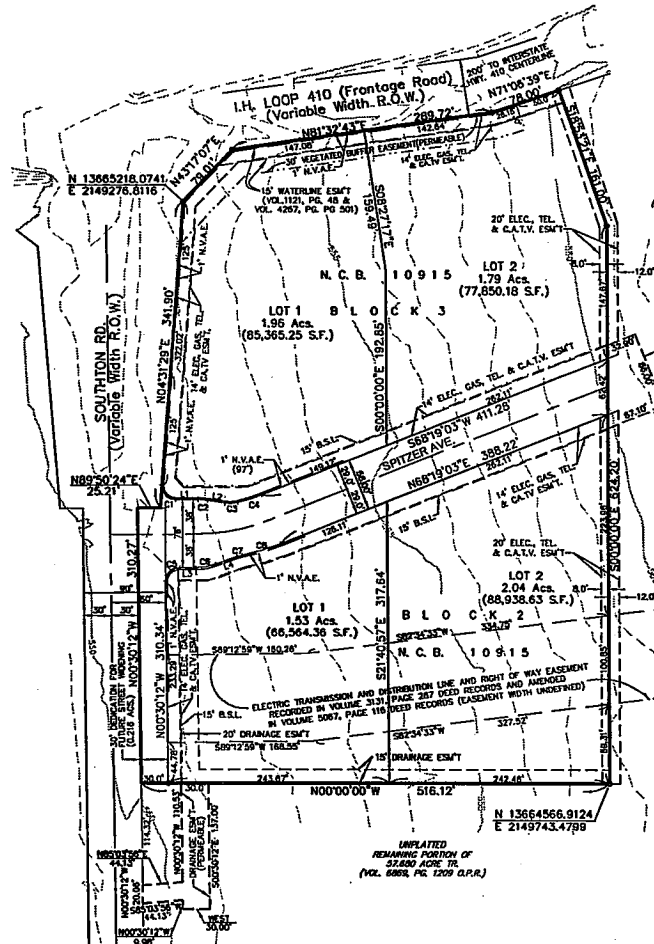
DATE: 01/20/09 a-01-plat.dwg

CURVE	LENGTH	RADIUS	DELTA	CHORD	DIRECTION
C1	24.79	15.00	84°11'04"	34.74904"E	
C2	10.48	65.00	92°1'54"	N89°32'30"W	
C3	13.84	35.00	72°48'02"	N87°46'48"E	
C4	27.71	108.04	170°1'00"	N72°18'00"E	
C5	24.31	15.00	82°3'22"	S45°03'42"E	
C6	23.00	65.00	201°8'37"	N78°42'00"E	
C7	5.30	35.00	82°0'33"	S73°24'00"W	
C8	44.82	256.88	73°1'37"	N73°13'00"E	

LINE	BEARING	AND DISTANCE
L1	N89°50'24"E	21.437
L2	N89°54'40"W	19.15
L3	N89°50'24"E	23.30
L4	N89°54'40"E	20.32

ABBREVIATIONS

ESM'T.	EASEMENT
N.V.A.E.	NON-VEHICULAR ACCESS ESM'T.
B.S.L.	BUILDING SETBACK LINE
ELEC	ELECTRIC
TEL	TELEPHONE
CATV	CABLE TELEVISION



SUBDIVISION PLAT ESTABLISHING CITY BASE SOUTH, UNIT 1

BEING LOTS 1-2, BLOCK 3, LOTS 1-2, BLOCK 2, N.C.B. 10915, CONSISTING OF 8.25 ACRES (359,271 S.F.), AND BEING OUT OF A 57.680 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING OUT OF THE LYSANDER WELLS SURVEY NO. 99, ABSTRACT 795, COUNTY BLOCK 5160 AND NEW CITY BLOCK 10915 SAID 57.680 ACRES OF LAND BEING THE SAME 43,518 ACRES OF LAND AND A 4.18 ACRES OF LAND RECORDED IN VOLUME 6869, PAGE 1209 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 11 February 11, 2009

RISING MOON RANCH UNIT 2
SUBDIVISION NAME

MAJOR PLAT

080360
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 478 E-3

OWNER: Petros Developments SA, LLC, by Sam Petros

ENGINEER: Jones & Carter, Inc., by Jack Steven Brown, P.E.

CASE MANAGER: Richard Carrizales, Planner (207-8050)

Date filed with Planning Commission: January 27, 2009

Location: On the west side of Scenic Loop Road, south of Toutant Beauregard

Services Available: SAWS Water and On-site Sewage Facility

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP 014A-07, Rising Moon Subdivision, was accepted on January 9, 2009.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **24.153** acres consisting of **33** single family lots, **2** non-single family lots and **2,543** linear feet of public streets.

DISCUSSION:

This plat lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander has the following response: "Our concerns on compatibility with Camp Bullis will be addressed so long as the developer:

- Commits to incorporate dark sky lighting measures (such as the July 22, 2008 Bexar County Dark Sky Requirements or proposed City of San Antonio equivalent) into their projects.”
- Has appropriate documentation of a recent endangered species surveys (not older than 3 years) conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;

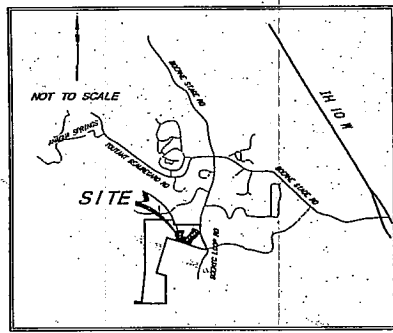
The applicant's engineer acknowledged receiving the Planning and Development Services email, and indicated that they will conform to the Military's request.

In addition, the City is working to implement a Dark Sky Ordinance. However, at the present time the City recommends that the applicant contact Andrew Winter at Bexar County (awinter@bexar.org or 335-6487) to ensure that the applicant follows the Dark Sky requirements adopted by the Bexar County.

At this time, the City is providing this information as a recommendation and will not place holds on the plats and plans associated with this recommendation.

STAFF RECOMMENDATION:

Approval



LOCATION MAP FEDERATION MAP GRID 446 43

GENERAL NOTES:

- ALL EXISTING BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE CONVEYED WITH THE ORIGINAL SURVEY DOCUMENTS SHALL BE RECONSTRUCTED ON THE GROUND WITH 1/2" DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
- THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE RECONSTRUCTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
- THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL ENERGY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COUNTY PANEL NO. 48250002SE, EFFECTIVE DATE FEBRUARY 15, 1996, INDICATES THAT ALL OF THE LOTS AND STREET RIGHTS-OF-WAY WITHIN THIS SUBDIVISION ARE LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN".
- THE BEARINGS & DISTANCES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM (SD), SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO GRAPHIC SCALE FACTOR IS 1.000178.
- NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
- ROOF OVERHANGS ARE ALLOWED TO EXTEND INTO WATER, SEWER AND DRAINAGE EASEMENTS.
- ALL STREET AND DRAINAGE RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED IN FEE TO THE PUBLIC.
- OWNER MUST COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 45-512) DURING ANY CONSTRUCTION PHASE.
- THE SETBACKS IMPOSED ON THIS PLAN ARE AT THE DISCRETION OF THE DEVELOPER OF BEAR COUNTY AND ARE NOT SUBJECT TO DEVELOPMENT BY THE CITY OF SAN ANTONIO.
- IF A PREVIOUSLY UNIDENTIFIED HISTORIC SITE IS DISCOVERED DURING CONSTRUCTION WORK, ACTIVITIES SHALL BE IMMEDIATELY STOPPED IN THE VICINITY AND THE SAN ANTONIO PRESERVATION OFFICE AND STATE HISTORIC PRESERVATION OFFICE NOTIFIED.
- THE 100 YD. FLOOD PLAIN AND THE EXPOSURE ZONE ARE NOT WITHIN THE BOUNDARY OF THIS PLAN.
- THERE ARE NO EXISTING DSEF SYSTEMS OR SEWER LINES WITHIN THE BOUNDARY OF THIS PLAN.
- THREE PRESERVE AREAS SHALL BE IN ACCORDANCE WITH THE TREE STAND DELINEATION PLAN (APP. 14-12851) FOR THIS MASTER DEVELOPMENT PLAN. APPROVED ON JULY 8, 2004. CURRENTLY ON FILE WITH THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES. PLEASE REFER TO SHEET 2 OF 3 FOR TREE SAVE AREA DELINEATION EXIST LINE LOT 400 BLOCK 5.

CERTIFICATE OF APPROVAL

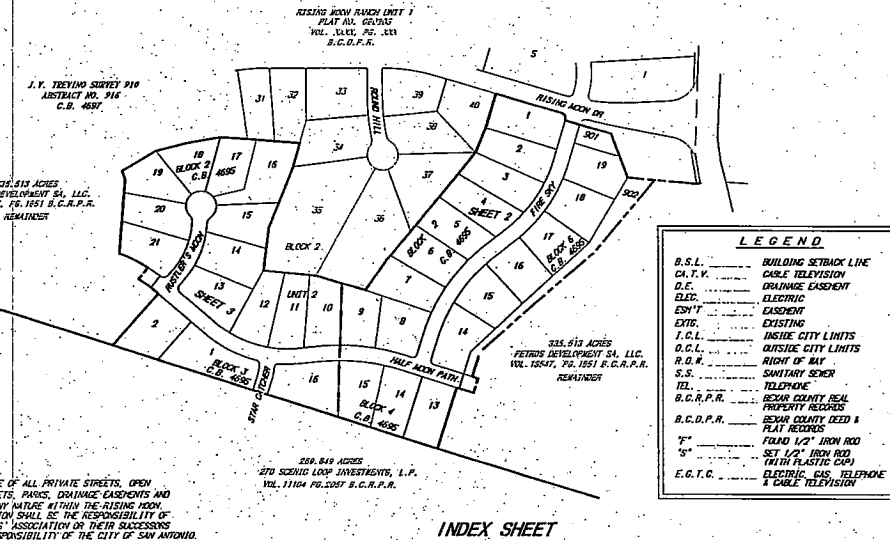
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME. AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 200__

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

SCALE 1" = 300'



INDEX SHEET

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVAL ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.

ALL FILE SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES ARE NOT PAID AT THE TIME OF PLATTING. FOR THIS PLAT, IMPACT FEES MUST BE PAID PRIOR TO WATER/SEWER SET AND WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DISELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

C.P.S.D. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "WATER EASEMENT", "SEWER EASEMENT", "DRAINAGE EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, MODIFYING, IMPROVING, PATROLLING, AND ERECTING POLES, HANGING OR ERECTING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSDUCERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PALMS THEREON, OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR INTERFERE WITH THE EFFICIENT USE OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CDS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CDS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GROVE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE COVERED BY THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GROVE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AVOID, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5')-WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY TELEPHONE, ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THESE FIVE-FOOT-WIDE EASEMENTS.

SUBDIVISION PLAT ESTABLISHING

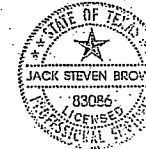
080360

RISEING MOON RANCH UNIT 2

BEING 24.153 ACRES OF LAND SITUATED WITHIN THE LARKIN T. SMITH SURVEY NO. 332, ABSTRACT NO. 1101, C.B. 4702, BEAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 335.513 ACRE TRACT DESCRIBED IN INSTRUMENT TO PETROS DEVELOPMENT SA, LLC RECORDED IN VOLUME 13547, PG. 1651 OF THE BEAR COUNTY REAL PROPERTY RECORDS.

STATE OF TEXAS
COUNTY OF BEAR

I hereby certify that proper engineering consideration has been given this plat to the matters of fitness, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the San Antonio Planning Commission.



Jack Steven Brown
LICENSED PROFESSIONAL ENGINEER
1/12/09

STATE OF TEXAS
COUNTY OF BEAR

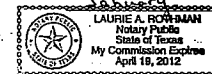
The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, forever all streets, alleys, parks, water courses, drainage easements and public places thereon shown for this purpose and consideration therein expressed.

SAH PETROS
PETROS DEVELOPMENT SA, LLC

STATE OF TEXAS
COUNTY OF BEAR

Before me, the undersigned authority on this day personally appeared SAH PETROS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 12 day of January, A.D. 2009.



Laurie A. Hoffman
NOTARY PUBLIC
BEAR COUNTY, TEXAS

This plat of RISEING MOON RANCH UNIT 2 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this _____ day of _____ A.D. 200__

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

We hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by BROWN ENGINEERING CO.

Michael A. Romans
REGISTERED PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS
COUNTY OF BEAR

I, _____ County Clerk of Bear County, do hereby certify that this plat was filed for record in my office, on the _____ day of _____ A.D. 200__, at _____ M. and duly recorded the _____ day of _____ A.D. 200__, at _____ M. in the deed and plat records of Bear County, in Book/Volume _____ on page _____.

In testimony whereof, witness my hand and official seal of office, this _____ day of _____ A.D. 200__.

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____ DEPUTY

DRN: JMS APP: JSR/HAR

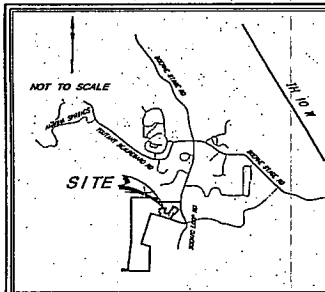
BROWN ENGINEERING CO.

A JONES & CARTER COMPANY

JOB NO.: 476-001-19 88-005 DATE: 01/12/2009

SHEET 1 OF 5

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., B-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511



LOCATION MAP
TOWNHIP 10N, RANGE 14E

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS ONLY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 200__

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

LINE DATA			
LINE NO.	DIRECTION	DISTANCE	
1	S 22°45'35" E	189.19'	
2	S 10°42'35" E	119.02'	
3	S 73°10'24" E	165.58'	
4	S 73°10'24" E	50.00'	
5	S 74°13'41" E	107.68'	
6	S 64°30'34" E	30.30'	
7	S 17°12'09" E	84.62'	
8	N 72°22'51" E	30.00'	
9	S 17°37'09" E	50.03'	
10	S 68°58'57" E	18.88'	
11	S 72°22'51" E	84.92'	
12	N 72°22'51" E	28.60'	
13	S 17°37'09" E	18.88'	
14	S 68°58'57" E	18.88'	
15	S 72°22'51" E	26.66'	
16	S 85°29'07" E	35.00'	
17	S 72°22'51" E	20.00'	
18	S 17°37'09" E	50.00'	
19	N 72°22'51" E	58.45'	

CURVE DATA			
C.D.	DELTA	RADIUS	CHORD
1	001°12'28"	284.75'	60.09'
2	001°12'28"	20.00'	20.43'
3	000°02'00"	14.00'	14.00'
4	000°02'00"	14.00'	14.00'
5	001°12'28"	700.00'	144.54'
6	001°12'28"	125.00'	149.71'
7	003°20'03"	675.00'	139.38'
8	004°09'25"	620.00'	161.34'
9	004°09'25"	620.00'	161.34'
10	004°09'25"	620.00'	161.34'
11	004°09'25"	620.00'	161.34'
12	004°09'25"	620.00'	161.34'
13	004°09'25"	620.00'	161.34'
14	004°09'25"	620.00'	161.34'
15	004°09'25"	620.00'	161.34'
16	004°09'25"	620.00'	161.34'
17	004°09'25"	620.00'	161.34'
18	004°09'25"	620.00'	161.34'
19	004°09'25"	620.00'	161.34'
20	004°09'25"	620.00'	161.34'
21	004°09'25"	620.00'	161.34'
22	004°09'25"	620.00'	161.34'
23	004°09'25"	620.00'	161.34'
24	004°09'25"	620.00'	161.34'
25	004°09'25"	620.00'	161.34'
26	004°09'25"	620.00'	161.34'
27	004°09'25"	620.00'	161.34'
28	004°09'25"	620.00'	161.34'
29	004°09'25"	620.00'	161.34'
30	004°09'25"	620.00'	161.34'
31	004°09'25"	620.00'	161.34'

C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EXISTING AND PROPOSED FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "WATER EASEMENT", "SEWER EASEMENT", "UTILITY EASEMENT", "FIRE EASEMENT", "TRANSPORTATION EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, IMPROVING, ENLARGING, PATROLLING AND ERECTING POLES, HANDING OR SERVING WIRES, CABLES, COUPLERS, INSULATORS OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND ADJACENT AREAS, AND THE RIGHT TO REMOVE FROM SAID LINES ALL Wires OR CABLES, AND TO MAKE ANY OTHER CHANGES TO SAID EASEMENT AREAS, AS NECESSARY TO MAINTAIN THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE DRIVEWAYS, OR ANY OTHER STRUCTURES SHALL BE PLACED OR CONSTRUCTED IN ANY OF THE EASEMENT AREAS.

ANY OF THE EASEMENT AREAS, RESULTING FROM MODIFICATIONS REQUIRED OF THE EQUIPMENT LOCATED WITHIN SAID EASEMENT, ARE TO BE CHARGES OR REVENUE ELEVATION ALTERNATES SHALL BE CHARGED TO THE PERSON OR PERSONS OWNED RESIDENTS, FOR SAID CHARGES OF ELEVATION ELEVATION ALTERNATES.

THIS PLAT DOES NOT INTEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHARGES TO SAID EASEMENTS ARE DESCRIBED BELOW.

CONCRETE DRIVEWAYS ARE ALLOWED WITHIN FIVE-FOOT (5') WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED ON EXISTING WITHIN THESE FIVE-FOOT-WIDE EASEMENTS.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5') FOOT-WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED ON EXISTING WITHIN THESE FIVE-FOOT-WIDE EASEMENTS.

LEGEND

- B.S.L. BUILDING SETBACK LINE
- C.T.V. CABLE TELEVISION
- D.E. DRAINAGE EASEMENT
- C.L. CLEAR
- E.S.T. EASEMENT
- E.S.T. EXISTING
- I.C.L. INSIDE CITY LIMITS
- O.C.L. OUTSIDE CITY LIMITS
- R.O.W. RIGHT OF WAY
- S.S. SANITARY SEWER
- T.E. TELEPHONE
- B.C.R.P.R. BEXAR COUNTY REAL PROPERTY RECORDS
- B.C.D.P.R. BEXAR COUNTY DEED & PLAT RECORDS
- "F" FLOOD 1/2" IRON ROD
- "S" SET 1/2" IRON ROD
- "T" TOWN PLAT (CITY)
- E.G.T.C. EXISTING TELEPHONE & CABLE TELEVISION

SEE SHEET 1 OF 5 FOR GENERAL NOTES

SEE SHEET 4 OF 5 FOR EXISTING AND PROPOSED GROUND ELEVATION CONTOURS

SCALE 1" = 100'

100' 50' 0' 100'

RISEING MOON RANCH UNIT 1
PLAT NO. 080303

N = 12,700,190.57
E = 2,069,944.87

N = 12,700,011.73
E = 2,069,745.95

SUBDIVISION PLAT ESTABLISHING

080360

RISEING MOON RANCH UNIT 2

BEING 24.153 ACRES OF LAND SITUATED WITHIN THE LARKIN T. SMITH SURVEY NO. 332, ABSTRACT NO. 1101, C.B. 4702, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 335.513 ACRE TRACT DESCRIBED IN INSTRUMENT TO PETROS DEVELOPMENT SA, LLC RECORDED IN VOLUME 13547, PG. 1651 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for things and conditions granted by the San Antonio Planning Commission.

JACK STEVEN BROWN
LICENSED PROFESSIONAL ENGINEER
03086
11/12/09

STATE OF TEXAS
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, forever all streets, alleys, paths, ways, drains, easements and public places therein shown for the purpose and consideration therein expressed.

SAH PETROS
PETROS DEVELOPMENT SA, LLC

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared SAH PETROS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office this 12 day of January, A.D. 2009.

Laurie A. Rothman
Notary Public
State of Texas
My Commission Expires
April 19, 2012

RISEING MOON RANCH UNIT 2

This plat of _____ has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by said Commission.

Dated this _____ day of _____ A.D. 200__

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

We hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO.

1-17-2009
Michael A. Romans
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the _____ day of _____ A.D. 200__ at _____ H. and duly recorded the _____ day of _____ A.D. 200__ at _____ M. in the deed and plat records of Bexar County, in Book/Volume _____ on page _____.

In testimony whereof, witness my hand and official seal of office, this _____ day of _____ A.D. 200__

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

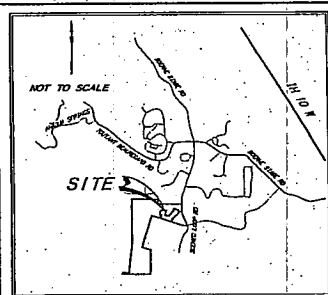
DM: JMS APP: JSD/HAR

BROWN ENGINEERING CO.
A JONES & CARTER COMPANY

SHEET 2 OF 5

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., 8-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 464-5511

JOB NO.: 476-001-19 BG/DMS DATE: 01/12/2009



LOCATION MAP
TERRACON MAP 0110 448 43

SCALE 1" = 100'
100' 50' 0 100'

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D., 200 _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

SUBDIVISION PLAT ESTABLISHING

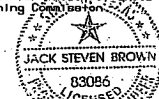
080360

RIISING MOON RANCH UNIT 2

BEING 24.153 ACRES OF LAND SITUATED WITHIN THE LARKIN T. SMITH SURVEY NO. 332, ABSTRACT NO. 1101, C.B. 4702, BEXAR COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 335.513 ACRE TRACT DESCRIBED IN INSTRUMENT, TO PETROS DEVELOPMENT SA, LLC RECORDED IN VOLUME 13547, PG. 1651 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the San Antonio Planning Commission.



Jack Steven Brown
LICENSED PROFESSIONAL ENGINEER
1/12/09

STATE OF TEXAS
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, has submitted to the use of the public, except as otherwise provided, all streets, alleys, drives, water courses, drains, easements and public places of person from the purpose and consideration therein expressed.

SAN PETROS
PETROS DEVELOPMENT, SA, LLC

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office this 12 day of January, A.D., 2009.



LAURIE A. ROTHMAN
Notary Public
State of Texas
My Commission Expires
April 19, 2012

Laurie A. Rothman
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of _____ RISING MOON RANCH UNIT 2 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission. Dated this _____ day of _____ A.D., 2009.

BY: _____

BY: SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

We hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: _____ BROWN ENGINEERING CO.

1-12-2009
Michael A. Romans
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the _____ day of _____ A.D., 2009 at _____ H. and is recorded in the _____ day _____ A.D., 2009 at _____ H. In the dead and plat records of Bexar County, in Book/Volume _____ on page _____.

In testimony whereof, witness my hand and official seal of office, this _____ day of _____ A.D., 2009.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

DWN: JTS APP: SGT/MAR



SEE SHEET 1 OF 5 FOR GENERAL NOTES

SEE SHEET 5 OF 5 FOR EXISTING AND PROPOSED GROUND ELEVATION CONTOURS

DEVELOPER/OWNER: PETROS DEVELOPMENT SA, LLC
BY SAN PETROS, ITS MANAGER
10474 BROWDER ROAD
BROWDER HEIGHTS, TEXAS 78101
TELEPHONE (409) 548-9000

BROWN ENGINEERING CO.
A JONES & CARTER COMPANY

JOB NO.: 476-001-19 BG/105 DATE: 01/12/2009

SHEET 3 OF 5

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., 8-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 484-5511

CURVE DATA									
C. NO.	CH. STA.	RADIUS	ANGLE	CHORD BEG.	CHORD END	CHORD BEG.	CHORD END	CHORD BEG.	CHORD END
1	0+00.00	12.00	120.00	0.00	12.00	0.00	12.00	0.00	12.00
2	0+12.00	25.00	108.00	12.00	25.00	12.00	25.00	12.00	25.00
3	0+37.00	100.00	170.36	37.00	100.00	37.00	100.00	37.00	100.00
4	0+137.36	375.00	180.20	137.36	375.00	137.36	375.00	137.36	375.00
5	0+512.56	425.00	35.60	512.56	425.00	512.56	425.00	512.56	425.00
6	0+554.16	12.00	120.00	554.16	12.00	554.16	12.00	554.16	12.00
7	0+566.16	25.00	108.00	566.16	25.00	566.16	25.00	566.16	25.00
8	0+591.16	100.00	170.36	591.16	100.00	591.16	100.00	591.16	100.00
9	0+701.52	375.00	180.20	701.52	375.00	701.52	375.00	701.52	375.00
10	0+1076.52	425.00	35.60	1076.52	425.00	1076.52	425.00	1076.52	425.00
11	0+1118.12	12.00	120.00	1118.12	12.00	1118.12	12.00	1118.12	12.00
12	0+1130.12	25.00	108.00	1130.12	25.00	1130.12	25.00	1130.12	25.00
13	0+1155.12	100.00	170.36	1155.12	100.00	1155.12	100.00	1155.12	100.00
14	0+1265.48	375.00	180.20	1265.48	375.00	1265.48	375.00	1265.48	375.00
15	0+1640.48	425.00	35.60	1640.48	425.00	1640.48	425.00	1640.48	425.00
16	0+1682.08	12.00	120.00	1682.08	12.00	1682.08	12.00	1682.08	12.00
17	0+1694.08	25.00	108.00	1694.08	25.00	1694.08	25.00	1694.08	25.00
18	0+1719.08	100.00	170.36	1719.08	100.00	1719.08	100.00	1719.08	100.00
19	0+1829.44	375.00	180.20	1829.44	375.00	1829.44	375.00	1829.44	375.00
20	0+1939.80	425.00	35.60	1939.80	425.00	1939.80	425.00	1939.80	425.00
21	0+1981.40	12.00	120.00	1981.40	12.00	1981.40	12.00	1981.40	12.00
22	0+1993.40	25.00	108.00	1993.40	25.00	1993.40	25.00	1993.40	25.00
23	0+2018.40	100.00	170.36	2018.40	100.00	2018.40	100.00	2018.40	100.00
24	0+2128.76	375.00	180.20	2128.76	375.00	2128.76	375.00	2128.76	375.00
25	0+2239.12	425.00	35.60	2239.12	425.00	2239.12	425.00	2239.12	425.00
26	0+2280.72	12.00	120.00	2280.72	12.00	2280.72	12.00	2280.72	12.00
27	0+2292.72	25.00	108.00	2292.72	25.00	2292.72	25.00	2292.72	25.00
28	0+2317.72	100.00	170.36	2317.72	100.00	2317.72	100.00	2317.72	100.00
29	0+2428.08	375.00	180.20	2428.08	375.00	2428.08	375.00	2428.08	375.00
30	0+2538.44	425.00	35.60	2538.44	425.00	2538.44	425.00	2538.44	425.00
31	0+2580.04	12.00	120.00	2580.04	12.00	2580.04	12.00	2580.04	12.00
32	0+2592.04	25.00	108.00	2592.04	25.00	2592.04	25.00	2592.04	25.00
33	0+2617.04	100.00	170.36	2617.04	100.00	2617.04	100.00	2617.04	100.00
34	0+2727.40	375.00	180.20	2727.40	375.00	2727.40	375.00	2727.40	375.00
35	0+2837.76	425.00	35.60	2837.76	425.00	2837.76	425.00	2837.76	425.00
36	0+2879.36	12.00	120.00	2879.36	12.00	2879.36	12.00	2879.36	12.00

DRAINAGE NOTES:
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIVISION OF PUBLIC WORKS.

THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.

ALL FILLS SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

IMPACT FEE PAYMENT DUE: WATER AND SEWER/SEWER TREATMENT IMPACT FEES ARE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER/SEWER TREATMENT CONNECTION.

SEWER/SEWER TREATMENT NOTE: THE NUMBER OF SEWER/SEWER TREATMENT DRAINAGE UNITS (SDU) PAID FOR THIS SUBDIVISION PLAT ARE SHOWN ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

C.P.S.B. NOTES:
THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS ELECTRIC EASEMENT, "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "UNDERGROUND EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, IMPROVING, INSPECTING, PAROLLING, AND ERECTING POLES, MASTS OR RIGGING ATRES, PIPES, CONDUITS, CABLES, AND OTHER UTILITY EASEMENTS ACCESSIBLE APPROPRIATELY, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO FOLLOW SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR OTHER OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY LOSS OF MONETARY LOSS, RESULTING FROM MODIFICATIONS REQUIRED OF ANY EQUIPMENT, SHALL BE THE RESPONSIBILITY OF THE OWNER. CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE OWNED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GROUND CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AVOID, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE OWNERS TO SUCH EASEMENTS ARE DESCRIBED BELOW.

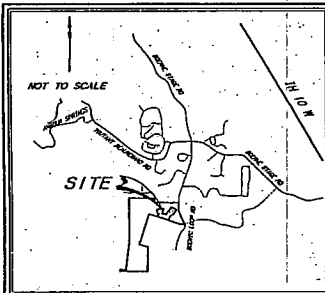
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5')-WIDE ELECTRIC AND GAS EASEMENTS WHEN LOSS ARE SUFFERED ONLY BY 2" OR LESS UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5') FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROVIDED OR EXISTING WITHIN THOSE FIVE-FOOT-WIDE EASEMENTS.

LEGEND

- B.S.L. BUILDING SETBACK LINE
- C.A.T.V. CABLE TELEVISION
- D.E. DRAINAGE EASEMENT
- E.L.P. ELECTRIC
- E.S.T. EXISTING
- E.T.C. EXISTING
- I.C.L. INSIDE CITY LIMITS
- O.C.L. OUTSIDE CITY LIMITS
- R.O.W. RIGHT OF WAY
- S.S. SANITARY SEWER
- T.E. TELEPHONE
- B.C.R.P.R. BEXAR COUNTY REAL PROPERTY RECORD
- B.C.D.P.R. BEXAR COUNTY DEED & PLAT RECORDS
- T" TRAIL 1/2" IRON ROD
- Y" SET 1/2" IRON ROD
- E.T.C. EXISTING, GAS, TELEPHONE & CABLE TELEVISION

LINE DATA			
T. NO.	DIRECTION	DISTANCE	
1	N 49° 27' 03" E	14.65'	
2	N 38° 30' 09" E	30.00'	
3	N 12° 14' 29" E	30.33'	
4	S 16° 02' 58" E	81.80'	
5	S 84° 17' 05" E	66.45'	
6	S 08° 57' 32" E	51.51'	
7	S 17° 37' 09" E	45.23'	
8	N 40° 32' 57" E	66.84'	
9	N 05° 26' 21" E	66.59'	
10	S 50° 09' 39" E	226.34'	
11	N 38° 30' 12" E	50.29'	



LOCATION MAP
PETROS DEV 010 416 03

DRAINAGE NOTES:

NO STRUCTURES, FENCES, OR OTHER OBSTRUCTIONS, THAT IMPED
DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE
EASEMENTS SHOWN ON THIS PLAT

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE
CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE
ALLOWED WITHOUT THE APPROVAL OF THE DISCRETION OF PUBLIC WORKS

THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF
DRAINAGE AND EGRESS OVER ANY ADJACENT PROPERTY TO REMOVE ANY
IMPERVIOUS OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE
EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN
SAID DRAINAGE EASEMENTS.

FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES
ABOVE FINISHED ADJACENT GROUND

ALL TIES SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE
CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER
IMPACT FEES ARE NOT PAID AT THE TIME OF PLATTING
FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR
TO WATER METER SET AND/OR WASTEWATER SERVICE
CONNECTION.

WASTEWATER EDU NOTE: THE MINOR OF WASTEWATER EQUIVALENT
DRAINING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT
ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER
ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS
SYSTEM WITH PUBLIC SERVICE BOARD, IS HEREBY DEDICATED THE
EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION
AND SERVICE FACILITIES IN THIS AREA DESIGNATED IN THIS PLAT AS
"ELECTRIC EASEMENT", "GAS EASEMENT", "SANITARY EASEMENT",
"SERVICE EASEMENT", "EASEMENT EASEMENT", "UTILITY EASEMENT"
AND "TRANSFER EASEMENT" FOR THE PURPOSE OF INSTALLING,
CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING,
THE PARALLEL, AND CREATING POLES, HANDING OR BAYING WIRES,
CABLES, CONDUITS, PIPES LINES OR TRANSDUCERS, EACH WITH ITS
NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF EGRESS
AND EGRESS OVER ANY ADJACENT LAND, THE RIGHT TO RELOCATE
SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY
AREAS, AND THE RIGHT TO REMOVE FROM SAID LOTS ALL TIES OR
PAGES THEREOF, OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR
INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES
HEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS,
CONCRETE SLABS, OR WALLS SHALL BE PLACED WITHIN SAID EASEMENT
AREAS.

ANY OPS INCURRY LOSS, RESULTING FROM MODIFICATIONS REQUIRED
OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE
CHANGES OR GRADE ELEVATION ALTERATIONS SHALL BE CHARGED TO
THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE
CHANGES OR GRADE ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AVOID, ALTER, RELEASE, OR OTHERWISE AFFECT
ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE
CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS
THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT
FIVE-FOOT ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED
ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC,
GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND
ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED
OR EXISTING WITHIN THOSE FIVE-FOOT-WIDE EASEMENTS.

LEGEND

- B.S.L. BUILDING SETBACK LINE
- C.T.V. CABLE TELEVISION
- D.E. DRAINAGE EASEMENT
- E.C. ELECTRIC
- E.S.H.T. EASEMENT
- EXTD. EXISTING
- I.C.L. INSIDE CITY LIMITS
- O.C.L. OUTSIDE CITY LIMITS
- R.O.W. RIGHT OF WAY
- S.S. SANITARY SEWER
- TEL. TELEPHONE
- B.C.R.P.R. BEXAR COUNTY REAL
PROPERTY RECORDS
- B.C.D.P.R. BEXAR COUNTY DEED &
PLAT RECORDS
- 7" FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
WITH PLASTIC CAP
- E.G.T.C. ELECTRIC, GAS, TELEPHONE
& CABLE TELEVISION
- EXISTING CONTOURS
- PROPOSED CONTOURS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING
OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY
CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS
COURT OF BEXAR COUNTY, TEXAS ON
AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY
WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT
WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D., 200__.

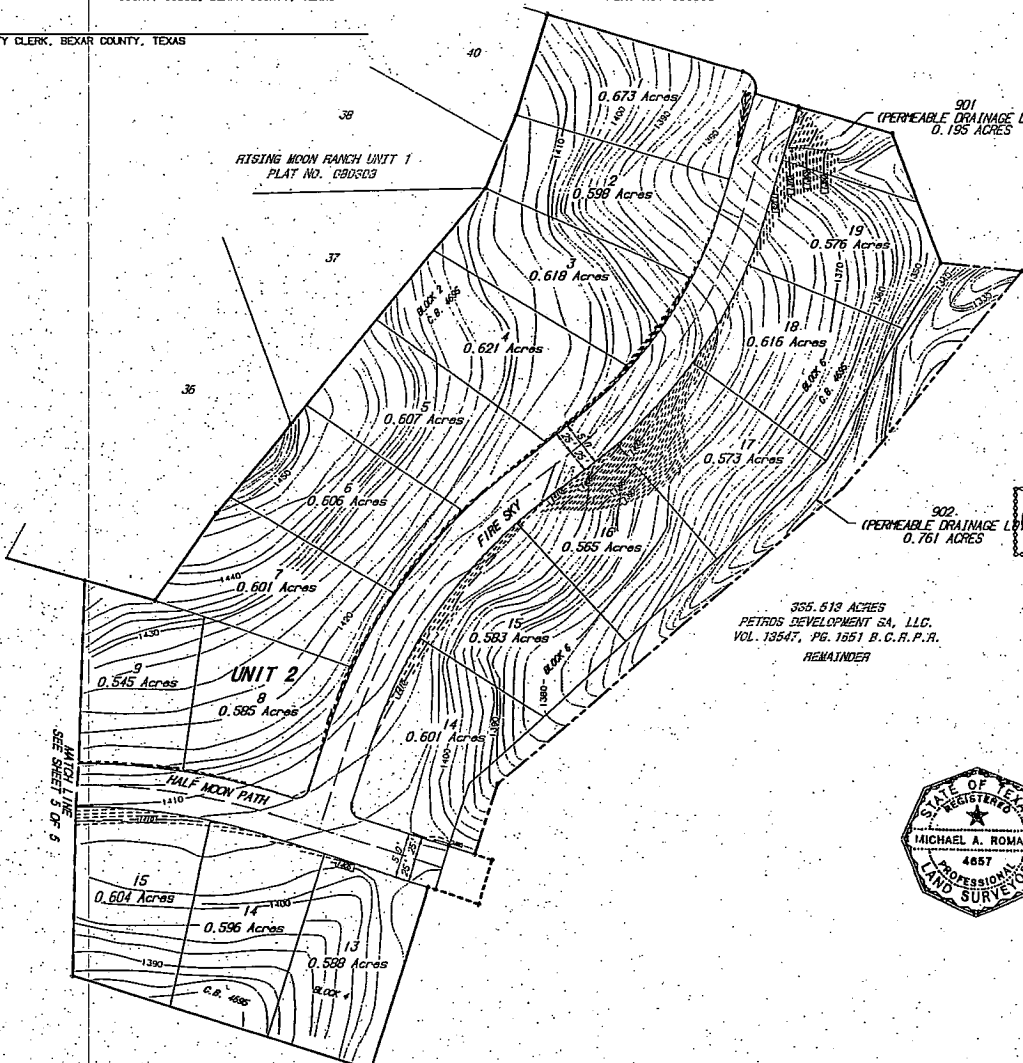
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

SCALE 1" = 100'
100' 50' 0 100'

RISING MOON RANCH UNIT 1
PLAT NO. 080303

RISING MOON RANCH UNIT 1
PLAT NO. 080303



355.513 ACRES
PETROS DEVELOPMENT SA, LLC.
VOL. 13547, PG. 1851 B.C.R.P.R.
REMAINDER

SEE SHEET 5 OF 5

269,849 ACRES
270 SCENIC LOOP INVESTMENTS, L.P.
VOL. 11104 PG. 2057 B.C.R.P.R.

EXISTING AND PROPOSED GROUND ELEVATION CONTOURS

--- 1390 --- EXISTING
--- 1380 --- PROPOSED

SEE SHEET 1 OF 5 FOR
GENERAL NOTES

DEVELOPER/OWNER: PETROS DEVELOPMENT SA, LLC
BY: SP. SH. PETROS, ITS HANGER
1074 BROADVIEW ROAD
BROADVIEW HEIGHTS, OHIO 44147
TELEPHONE (440) 546-9000



SUBDIVISION PLAT ESTABLISHING

080360

RISING MOON RANCH UNIT 2

BEING 24.153 ACRES OF LAND SITUATED WITHIN THE LARKIN T. SMITH SURVEY NO. 332, ABSTRACT
NO. 1101, C.B. 4702, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 335.513 ACRES TRACT
DESCRIBED IN INSTRUMENT TO PETROS DEVELOPMENT SA, LLC RECORDED IN VOLUME 13547, PG. 1851
OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has
been given this plat to the matters of streets, lots and
drainage layout, to the best of my knowledge this plat
conforming to all requirements of the Unified Development Code,
except for those variances granted by the San Antonio
Planning Commission.



11/12/09

STATE OF TEXAS
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through
a duly authorized agent, dedicates to the use of the public,
except areas identified as private, forever all streets,
alleys, parks, water courses, drains, easements and public
places thereon shown for the purpose and consideration
therein expressed.

SAH PETROS
PETROS DEVELOPMENT SA, LLC

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally
appeared, SAH PETROS, known to me to
be the person whose name is subscribed to the foregoing
instrument, and acknowledged to me that he executed the same
for the purposes and considerations therein expressed and in
the capacity therein stated.
Given under my hand and seal of office this 12 day of
January, A.D., 200__.



LAURIE A. ROTHMAN
Notary Public
State of Texas
My Commission Expires
April 19, 2012

LAURIE A. ROTHMAN
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of _____ RISING MOON RANCH UNIT 2
has been submitted to and considered by the Planning
Commission of the City of San Antonio, Texas and is hereby
approved by such Commission.

Dated this _____ day of _____ A.D., 200__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

We hereby certify that the above plat conforms to the minimum
standards set forth by the Texas Board of Professional Land
Surveying according to an actual survey made on the ground
by: BROWN ENGINEERING CO.

1-12-2009
MICHAEL A. ROMANS
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ County Clerk of Bexar County:
Do hereby certify that this plat was filed for record in my
office, on the _____ day of _____ A.D.,
200__ at _____ H., and duly recorded the _____ day of
_____, A.D., 200__ at _____ H. in the deed
and plat records of Bexar County, in Book/Volume
on page _____.

In testimony whereof, witness my hand and official seal of
office, this _____ day of _____ A.D.,
200__.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

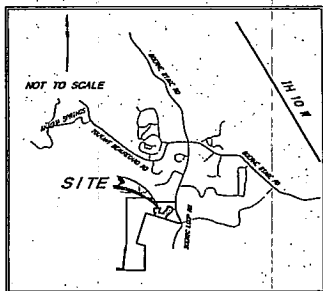
DIN: JHS APP: JSR/MAR

BROWN ENGINEERING CO.
A JONES & CARTER COMPANY

SHEET 4 OF 5

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., 8-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 484-5511

JOB NO.: 476-001-19 BG/005 DATE: 01/12/2009



LOCATION MAP
FORDSON MAP 0110 446 ET

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REACH ANY IMPROVED OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES ARE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE: THE AMOUNT OF WASTEWATER EQUIVALENT DRAINAGE UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "WATER EASEMENT", "SEWER EASEMENT", "UTILITY EASEMENT" AND "TRANSPORTER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, IMPROVING, PATROLLING, AND ERECTING POLES, HANDING OR SWINGING KEEPS, CABLES, CONDUITS, PIPELINES OR TRANSPORTERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH EVIDENCE OR DAY INTERFERE WITH THE ERECTION OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY OPS INEVITARY LOSS, RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES, OR GROUND ELEVATION ALTERATIONS SHALL BE BORNE BY THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AFFECT, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5')-WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROAD OVERLAYS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT-WIDE EASEMENTS.

LEGEND

B.S.L.	BUILDING SETBACK LINE
C.A.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESMT	EASEMENT
EXIST.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
1/2"	FOOT 1/2" IRON ROD
5"	SET 1/2" IRON ROD
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
---	EXISTING CONTOURS
---	PROPOSED CONTOURS

CERTIFICATE OF APPROVAL

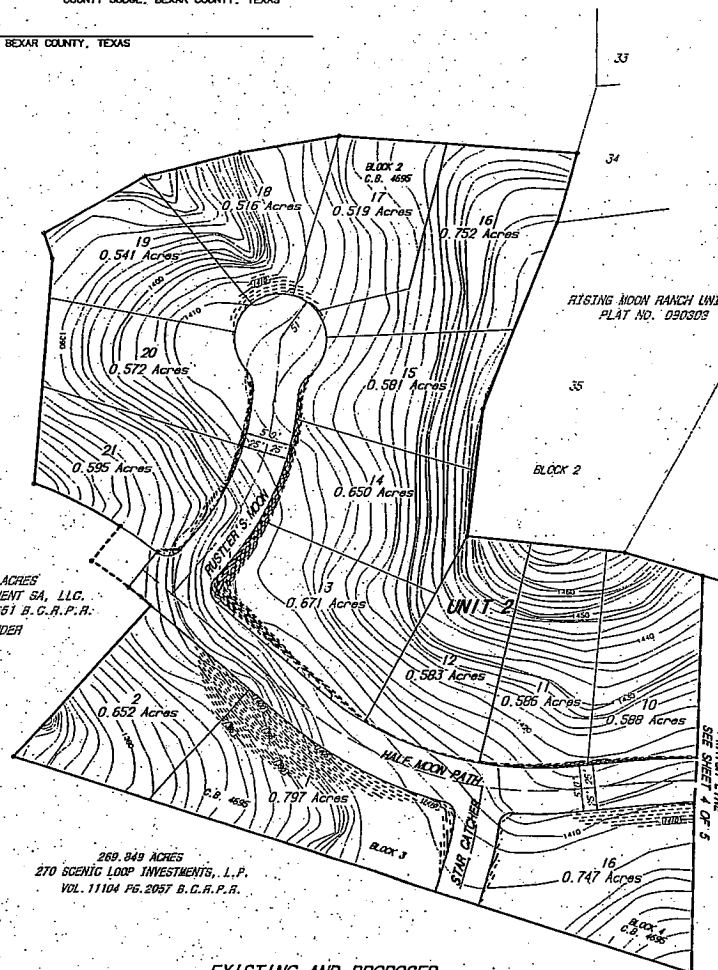
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D., 200__

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

SCALE 1" = 100'
100' 50' 0' 100'



EXISTING AND PROPOSED GROUND ELEVATION CONTOURS

---100--- = EXISTING
---1000--- = PROPOSED

SEE SHEET 1 OF 5 FOR GENERAL NOTES

DEVELOPER/OWNER: PETROS DEVELOPMENT SA, LLC
by SAN PETROS, ITS MANAGER
10474 BRANDER RD
BROWNSVILLE, TEXAS 77804
TELEPHONE (409) 546-9000

SUBDIVISION PLAT ESTABLISHING

080360

RISEING MOON RANCH UNIT 2

BEING 24.153 ACRES OF LAND SITUATED WITHIN THE LARKIN T. SMITH SURVEY NO. 332, ABSTRACT NO. 1101, C.B. 4702, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 335.513 ACRE TRACT DESCRIBED IN INSTRUMENT TO PETROS DEVELOPMENT SA, LLC RECORDED IN VOLUME 13547, PG. 1651 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the San Antonio Planning Commission.



Jack Steven Brown
LICENSED PROFESSIONAL ENGINEER
1/12/09

STATE OF TEXAS
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, (forever) all streets, alleys, drives, water courses, drainage easements and public places (hereinafter) for the purpose and consideration therein expressed.

SAN PETROS
PETROS DEVELOPMENT SA, LLC

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 12 day of January, A.D., 200__



Laurie A. Rothman
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of RISEING MOON RANCH UNIT 2 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this _____ day of _____ A.D., 200__

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

We hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO.

Michael A. Romans
REGISTERED PROFESSIONAL LAND SURVEYOR
1-12-2009

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the _____ day of _____ A.D., 200__ at _____ H. and duly recorded the _____ day of _____ A.D., 200__ at _____ H. In the deed and plat records of Bexar County, in Book/Volume _____ on page _____.

In testimony whereof, witness my hand and official seal of office, this _____ day of _____ A.D., 200__

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

DWN: JMS APP: JBR/MLR

BROWN ENGINEERING CO.

A JONES & CARTER COMPANY

SHEET 5 OF 5

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., B-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 484-5511

JOB NO.: 478-001-19 B6/005 DATE: 01/12/2009



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT SAM HOUSTON
1206 STANLEY ROAD SUITE A
FORT SAM HOUSTON, TX 78234-5001

REPLY TO
ATTENTION OF

Office of the Commander

DEC 11 2008

T.C. Broadnax,
Assistant City Manager and Interim Director
Planning and Community Development
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Robert Murdock, Brig. Gen. USAF (Ret.)
Director, Office of Military Affairs
City of San Antonio
PO Box 839966
San Antonio, Texas 78283-3966

Dear Mr. Broadnax and Mr. Murdock,

Thank you for the opportunity to respond to your staff's December 3, 2008 notification on Master Development Plan (MDP) # 014A-07 Rising Moon Ranch, and two associated plats, 080303 and 080360a, for a 335 acre development about 3 miles west of Camp Bullis along Scenic Loop Road. We provide the following comments.

A part of the tract is within the Camp Bullis 3 mile light buffer zone and this tract is so large that light from the whole tract may affect Camp Bullis. Continuing to place high density development within the 3 mile light buffer could also create many light issues for military training operations conducted on Camp Bullis if dark sky lighting is not used. Night-time lighting from new developments is already interfering with night vision goggle (NVG) training on Camp Bullis. Lighting causes a halo effect and can greatly reduce the effective distance for NVGs. Night training (land navigation, helicopters, etc) is done in many different areas of Camp Bullis.

Developing this tract may displace endangered species onto Camp Bullis. Surveys of Golden-cheeked Warblers, a federally listed endangered species, have shown a 50% increase on Camp Bullis in the past 5 years. We believe this is caused by the large-scale clear-cutting of oak and juniper trees within 5 miles of Camp Bullis. Increased Warbler populations on Camp Bullis trigger further Endangered Species Act restrictions on military training. About 10,000 of the 28,000 acres of Camp Bullis are potential habitat (3,300 acres are currently occupied habitat, and this increases as displacement occurs and increases the restrictions on our field training). We believe that any development within 5 miles of Camp Bullis which involves substantial clear-cutting of thick stands of old growth juniper and oak trees should be preceded by an endangered species survey, as was done by the RIM developers this year for the 106 acre tract on the southwest corner of Camp Bullis. See enclosed map from which it appears that much of the tract is heavily wooded.




Developing this tract should also be sufficiently protective of the Edwards Aquifer and karst features which may be inhabited by endangered species. These species are indicator species for the health of the aquifer. This tract is within the Edwards Aquifer Contribution Zone. The Draft Bexar County Karst Invertebrates Recovery Plan (US Fish & Wildlife Service, March 2008) discusses karst zones. This tract is mostly in karst zone 2. Zone 2 areas have a high probability of containing habitat suitable for listed invertebrate karst species. If much of the areas identified by USFWS in this Recovery Plan for Bexar County are developed, then further restrictions may be placed on Camp Bullis' caves and karst features in order for the region to still meet species recovery goals. Thus karst issues off-post may affect training restrictions on-post. See enclosed map from which it appears that the majority of the tract is in karst zone 2.

Our concerns on compatibility with Camp Bullis will be addressed as long as the developer:
1) commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent); 2) has appropriate documentation – recent surveys (not older than 3 years) conducted by a professional biological consultant IAW USFWS protocols showing that no endangered species are present and sends the surveys to USFWS Ecological Services Office in Austin.

My points of contact are Mr. Phil Reidinger at (210) 221-1099 or 336-0449 (cell) or Mr. Jim Cannizzo at (210) 295-9830.

Sincerely,

for 
Mary E. Garr
Colonel, US Army
Garrison Commander

Enclosures

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 12 February 11, 2009

CANYON CROSSING UNIT-6A
SUBDIVISION NAME

MAJOR PLAT

080403
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 646 A-4

OWNER: LGI Homes, by Kyle Hanna

ENGINEER: Pape-Dawson Engineers, Inc., by Rick Wood, P.E.

CASE MANAGER: Richard Carrizales, Planner (207-8050)

Date filed with Planning Commission: January 23, 2009

Location: On the south side of Fire Canyon, west of Wildcat Canyon

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP 857A, Canyon Crossing was accepted on December 15, 2008.

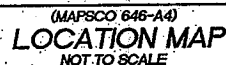
Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **5.36** acres consisting of **18** single family lots and **1** non-single family lot.

STAFF RECOMMENDATION:

Approval

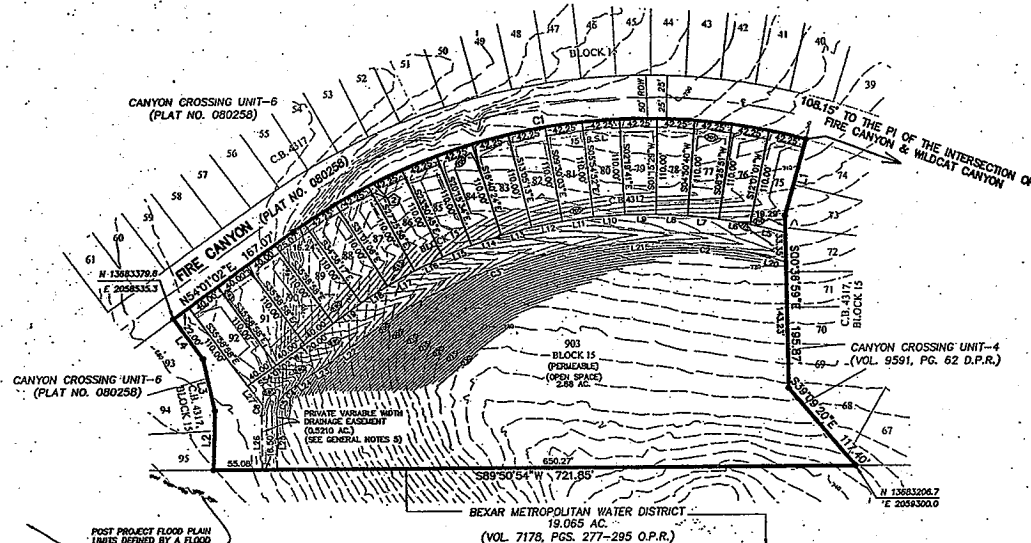


LEGEND

ELEC. = ELECTING
TELE. = TELEPHONE
C.A.T.V. = CABLE TELEVISION
WIRE = VINCULAR NON-ACCESS
ESMT = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.U.R. = FUND 1/2" IRON ROD
C.B. = COUNTY BLOCK
O.P.R. = OFFICIAL PUBLIC RECORDS
D.C.P.R. = DEED AND PLAT RECORDS OF
DEED COUNTY, TEXAS
D.R. = DEED RECORDS OF
DEED COUNTY, TEXAS
RAD. BDR. = RADIAL BOUNDARY

① 10' ELEC.; GAS, TELE.; & C.A.T.V. ESMT.
— 645 — = EXISTING CONTOUR
— 650 — = PROPOSED CONTOUR

3. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SERVICES (CITY PUBLIC SERVICE BOARD) HAS DESIGNATED THE EXISTING AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICES AS "UTILITY EASEMENTS." THESE EASEMENTS ARE DESCRIBED ON THIS CITY'S "ELECTRIC EASEMENT" AND "GAS EASEMENT." "UTILITY EASEMENTS" INCLUDE: "EXISTING EASEMENTS," "RIGHTS-OF-WAY EASEMENTS," "SERVICE EASEMENTS," "OVERHEAD EASEMENTS," "UTILITY EASEMENTS," AND "TRANSFERRED EASEMENTS." "EXISTING EASEMENTS" ARE THOSE EASEMENTS THAT EXIST PRIOR TO THE DATE OF THE CITY'S "ELECTRIC EASEMENT" AND "GAS EASEMENT." "RIGHTS-OF-WAY EASEMENTS" ARE THOSE EASEMENTS THAT EXIST PRIOR TO THE DATE OF THE CITY'S "ELECTRIC EASEMENT" AND "GAS EASEMENT." "SERVICE EASEMENTS" ARE THOSE EASEMENTS THAT EXIST PRIOR TO THE DATE OF THE CITY'S "ELECTRIC EASEMENT" AND "GAS EASEMENT." "OVERHEAD EASEMENTS" ARE THOSE EASEMENTS THAT EXIST PRIOR TO THE DATE OF THE CITY'S "ELECTRIC EASEMENT" AND "GAS EASEMENT." "UTILITY EASEMENTS" ARE THOSE EASEMENTS THAT EXIST PRIOR TO THE DATE OF THE CITY'S "ELECTRIC EASEMENT" AND "GAS EASEMENT." "TRANSFERRED EASEMENTS" ARE THOSE EASEMENTS THAT EXIST PRIOR TO THE DATE OF THE CITY'S "ELECTRIC EASEMENT" AND "GAS EASEMENT." THE CITY'S "ELECTRIC EASEMENT" AND "GAS EASEMENT" ARE THE ONLY EASEMENTS THAT ARE VALID AND ENFORCEABLE. ANY OTHER EASEMENTS THAT ARE CLAIMED OR ASSERTED TO EXIST ARE VOID AND OF NO EFFECT. THE CITY'S "ELECTRIC EASEMENT" AND "GAS EASEMENT" ARE THE ONLY EASEMENTS THAT ARE VALID AND ENFORCEABLE. ANY OTHER EASEMENTS THAT ARE CLAIMED OR ASSERTED TO EXIST ARE VOID AND OF NO EFFECT.



THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
KYLE HANNA, KNOWN TO ME TO BE THE PERSON WHOSE
 NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED
 TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS
 THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15 DAY OF March
A.D. 2009 16-1776-17

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PARE-DAWSON ENGINEERS

REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER:
LGI HOMES
19221 145 SOUTH SUITE 230
CONROE, TX 77385
TEL. NO. (281) 362-8998
FAX NO. (281) 210-2601

NOTE FOR PROPOSED CONTOURS
CONTOURS SHOWN ARE FOR GRAPHICAL
USE ONLY. GUTTER ELEVATIONS AND
CENTERLINE PAVEMENT ARE NOT
REFLECTED DUE TO THE SCALE OF
THE PLAT.

SUBDIVISION PLAT OF
CANYON CROSSING UNIT-6A

5.36 ACRES OUT OF A 212.11 ACRE TRACT OF LAND CONVEYED TO L.G.I. HOMES-CANYON CROSSING, LTD. DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 11398, PAGES 1753-1760 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF JOHN BARRIT SURVEY NUMBER 66, ABSTRACT 47, COUNTY BLOCK 4317 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF CANYON CROSSING, UNIT-6A HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY
SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 15 DAY OF APRIL, A.D. 2006

BY: _____
CHAIRMAN

BY: _____
SECRETARY

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	607.74'	675.00'	326.21'	91°35'10"	587.42'	N79°48'37"E
C2	130.89'	531.75'	65.63'	145°16'17"	118.97'	N70°58'38"W
C3	314.30'	635.50'	161.02'	33°58'52"	309.73'	S70°58'38"W
C4	4.80'	36.75'	4.07'	07°28'44"	4.72'	S50°13'52"W
C5	29.88'	36.75'	15.82'	46°35'07"	29.06'	S23°17'34"W
C6	31.82'	53.25'	5.96'	12°46'18"	11.85'	N08°23'09"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	91.49'	S15°40'33"V
L2	68.92'	N01°56'06"E
L3	62.13'	N11°41'44"W
L4	56.72'	N35°58'58"E
L5	40.63'	N79°56'51"E
L6	35.36'	N79°46'34"E
L7	35.36'	N81°14'45"E
L8	35.36'	N86°56'55"E
L9	35.36'	S89°27'54"W
L10	35.36'	S85°52'45"W
L11	35.36'	S82°17'33"W
L12	35.36'	S78°42'22"W
L13	35.36'	S76°07'12"W
L14	35.36'	S71°30'32"W
L15	35.36'	S67°56'58"W
L16	35.36'	S64°27'40"W
L17	35.36'	S60°46'29"W
L18	35.36'	S57°11'18"W
L19	38.66'	S54°15'34"W
L20	29.18'	S75°03'08"E
L21	19.39'	S85°18'13"E
L22	60.84'	S54°03'31"E
L23	15.05'	S89°49'30"E
L24	34.01'	S89°49'30"E
L25	63.39'	S00°00'00"E
L26	63.43'	N00°00'00"E
L27	28.89'	N35°58'58"E

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE _____ DAY OF _____, _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEAR COUNTY,
DO HEREBY CERTIFY THAT THIS PLAY WAS FILED FOR RECORD IN MY OFFICE, ON THE
_____ DAY OF _____ A.D. _____ AT _____ M. AND DULY
RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M.
IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME
_____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND
OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

BY: _____, DEPUTY

SHEET 1 OF 1



**PAPE-DAWSON
ENGINEERS**

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78218 | PHONE: 210.375.9000
FAX: 210.375.9011

Plot Date: Jan 14, 2009, 8:53am User ID: CKWong
File: P:\61\42\65\Design\Civil\PL614265.dwg

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 13 February 11, 2009

PRESERVE AT

MEDINA RIVER UNIT 5A
SUBDIVISION NAME

MAJOR PLAT

080583
PLAT #

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 714 F-3

OWNER: Presto Properties, Ltd., by Fermin Rajunov

ENGINEER: Pape-Dawson Engineers, Inc., by Alfonso Chua, P. E.

CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: January 27, 2009

Location: Extending drainage easement south from Unit 13

Services Available: SAWS Water and Sewer

Zoning: RD CD Rural Development District with Conditional Use for
density up to 4 units per acre

Plat is in accordance with:

MDP 034A-07, Preserve at Medina River was accepted on October 3, 2008.

Proposed Use: Drainage Easement

APPLICANT'S PROPOSAL:

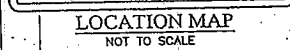
To plat **2.99** acres consisting of **1** non-single family lot.

DISCUSSION:

It is noted that because plat # 080354, Preserve at Medina River Unit 3B, provides access to this development, it must be recorded before this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

STAFF RECOMMENDATION:

Approval



LINE	LENGTH	BEARING
L1	30.21'	N09°29'18"E
L2	44.12'	N59°28'54"E
L3	3.88'	N24°32'07"W

CRUZ LANDIN SURVEY NO. 46
ABSTRACT 421 COUNTY BLOCK 4298 ...
UNPLATTED
37.419 ACRES
(VOL. 11773, PGS. 1848-1863 O.P.R.)
OWNER: PRESTO TERRA, LTD.

CRUZ LANDIN SURVEY NO. 46
ABSTRACT 421 COUNTY BLOCK 4298
UNPLATTED
396.9 ACRES
(VOL. 13380, PGS. 1857-1870 O.P.R.
OWNER: PRESTO TIERRA, LTD. AND
PRESTO COMMERCIAL #2 LLC.

2. ANY OPS MONETARY LOSS RESULTING FROM MODIFICATION REQUIRED OF EQ'S EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP#1376001) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE.

WASTEWATER FLOW NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DRAINING UNITS (EDU'S) PAID FOR THIS SUBSTATION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING & DEVELOPMENT SERVICES DEPARTMENT.

PROPOSED CONTIGUES HOLD:
CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY.
GUTTER ELEVATIONS AND CONTIGUOUS PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

SURVEYOR'S NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (GORS 1998), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
3. N.A.D. 83 GRS COORDINATES WERE DERIVED FROM PD BASE. (MCH)
4. DIMENSIONS SHOWN ARE SURFACE.
5. THE SCALE FACTOR USED TO GET FROM GRS TO SURFACE IS 1.00016.

LEGEND

ELEC. = ELECTRIC
T.E.C. = TELEPHONE
C.A.B. = CABLE TELEVISION
E.S.M.T. = EASEMENT
F.U.R. = FOUND 1/2" IRON ROD
O.P.R. = OFFICIAL PUBLIC RECORDS
B.C.A. = BEAR COUNTY, TEXAS
D.E.T. = DEED AND PLAT RECORDS
OF BEAR COUNTY, TEXAS
D.R. = DEED RECORDS OF
BEAR COUNTY, TEXAS
RAD. BKG. = RADIAL BEARING
SAL. SWL. = SANITARY SEWER

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTRY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTRY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTRY, TEXAS ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____
DAY OF _____, A.D. _____ AT _____ H. AND DULY
RECORDED THE _____ DAY OF _____, A.D. _____ AT _____ H.
IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____
ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND
OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY _____ DEPUTY

JOB NO. 7131-D

STATE OF TEXAS
COUNTY OF DEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OTHER: PRESTO TERRA, LTD. a Texas Limited Partnership
by PRESTO G.P., L.P.
TERMIN RAJNOV, MANAGER.

STATE OF TEXAS
COUNTY OF BEYAR


BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FEEMIN RAJNOV KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21ST DAY OF JANUARY A.D. 2009

STATE OF TEXAS

COUNTY OF BEVAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAY TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAY CONFORMS TO ALL REQUIREMENTS OF THE UNIFORM DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF DALLAS

COUNTY OF BROWN
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD
 SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING
 AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-JACKSON ENGINEERS INC.

 REGISTERED PROFESSIONAL LAND SURVEYOR

 LICENSED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER:
PRESTO TIERRA, LTD.,
a Texas Limited Partnership
by **PRESTO G.P., L.L.C.**
103 BILTMORE SUITE 210
SAN ANTONIO, TEXAS 78213
PHONE: (210) 366-1466
FAX: (210) 366-1901

**PAPE-DAWSON
ENGINEERS**

333 EAST RAMOY | SAN ANTONIO TEXAS 78216 | PHONE 210.375.9000
FAX 210.375.9000

SUBDIVISION PLAT OF
PRESERVE AT MEDINA RIVER UNIT-5A

A 2.99 ACRE TRACT OF LAND BEING OUT OF THAT CALLED 37.419 ACRE. ACRE TRACT CONVEYED TO PRESTO TIERRA, LTD. IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 11773, PAGES 1848-1863 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE CRUZ LANDIN SURVEY NUMBER 46, ABSTRACT 421, COUNTY BLOCK 429B. BEXAR COUNTY, TEXAS.

THIS PLAT OF PRESERVE AT MEDINA RIVER, UNIT-5A HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF
SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____
CHAIRMAN

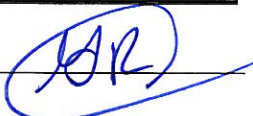
BY: _____
SECRETARY

SHEET 1 OF 1

by _____, DEPUTY

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission **Consent Agenda**

FROM: George Rodriguez, Assistant Director, Real Estate Section 

COPIES TO: Mike Frisbie, P.E., Director of Capital Improvements Management Services

SUBJECT: S.P. No. 1362—Request for a license to use Public Rights of Way over O'Connor Road and Knollcreek Street for a new concrete fence adjacent to NCB 17726

DATE: January 29, 2009

PETITIONER: Longs Ridge Association, Inc.
Attn: Carol Porter
1600 NE Loop 410, Suite 202
San Antonio, TX 78209

Staff is requesting that this item be placed on the consent agenda for the Planning Commission meeting on February 11, 2009.

BACKGROUND

Petitioner is requesting a license for the construction of a new concrete fence over O'Connor and Knollcreek Street Public Rights of Way adjacent to NCB 17726 as shown on attached Exhibit "A." The new concrete fence will be constructed parallel to an existing wood fence and measure 18 inches-wide, approximately 8 feet high and will include a rock looking façade. Exhibits "B", "C" and "D" reflect specifications of the construction. The Association feels that the proposed fence is needed in order to provide protection and maintain safety for the subdivision.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, petitioner's request has been canvassed to interested City departments, utilities and applicable agencies.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

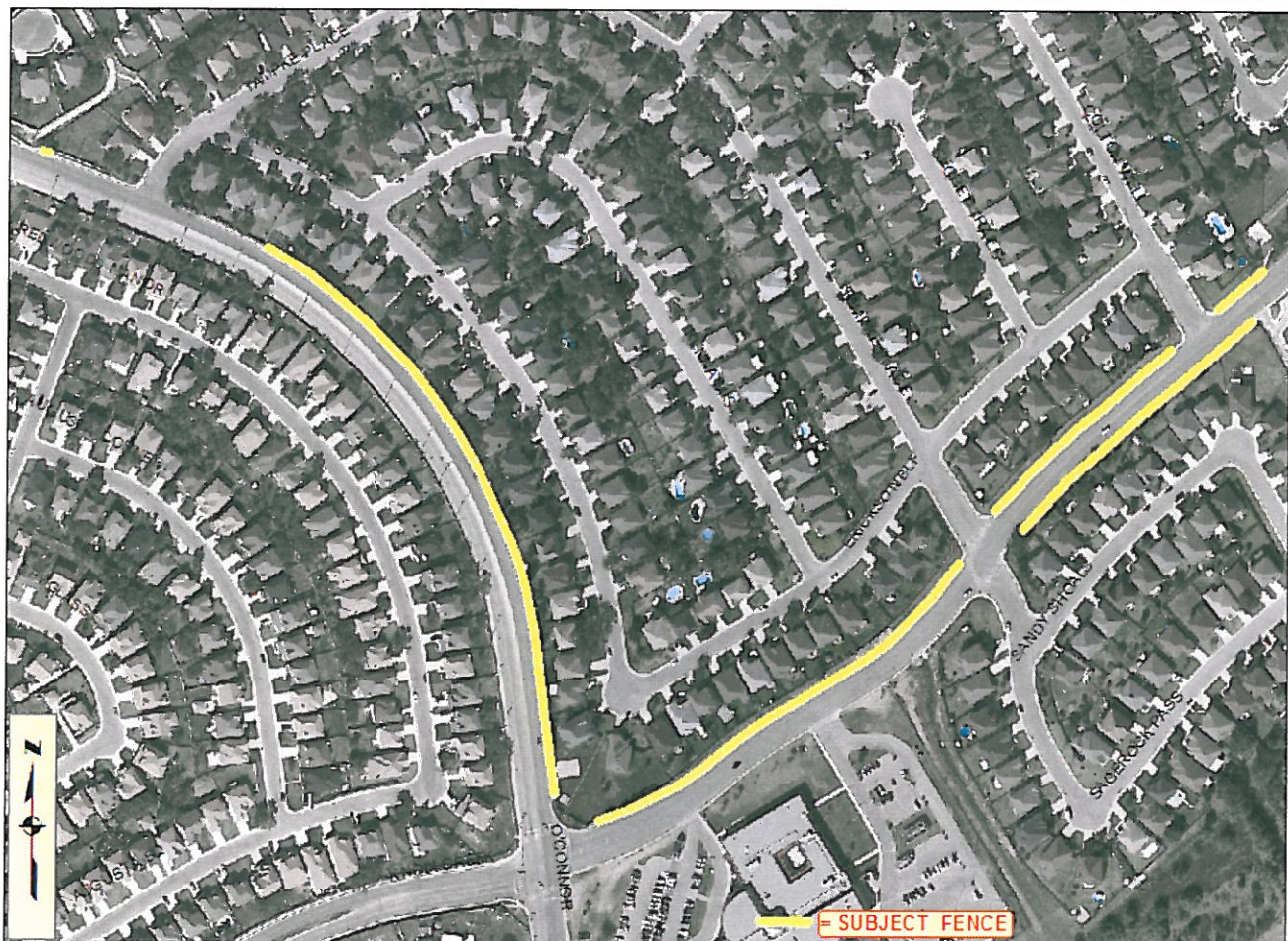


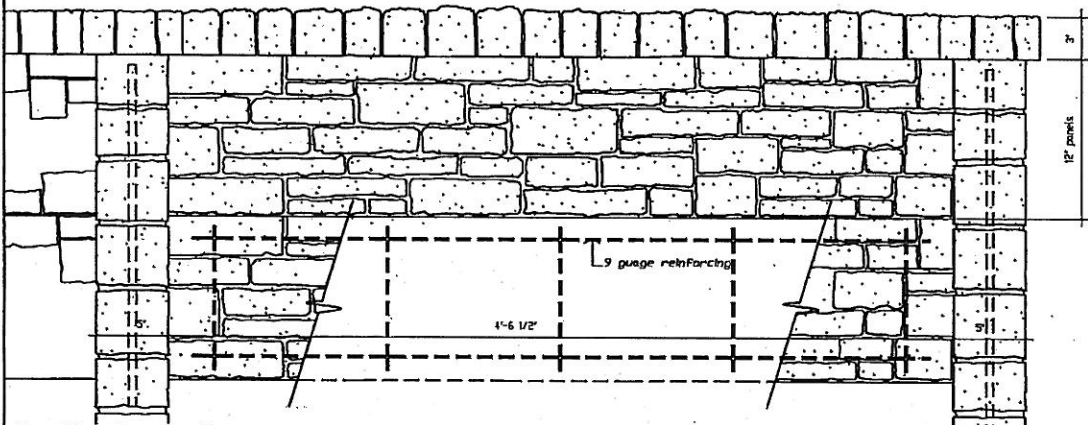
Exhibit "A"

S. P. No. 1362

Petitioner: Longs Ridge Homeowners Assoc.

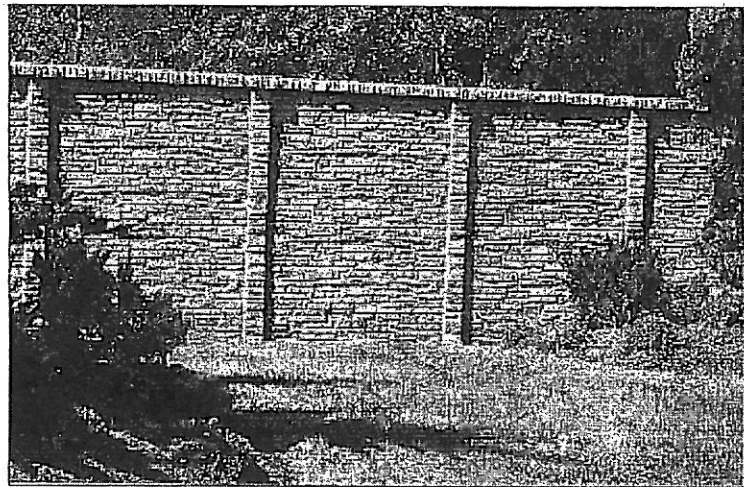


FENCECRETE AMERICA, LTD.
 manufacturers of precast concrete fencing and masonry wall systems
 15089 tradesmen drive san antonio, texas 78249 210-492-7911 800-229-7811 www.fencecrete.com



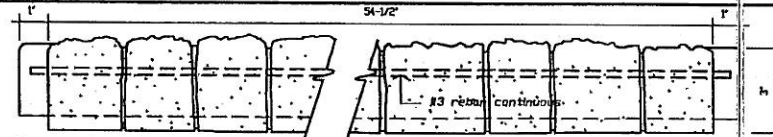
Partial Fence Elevation

scale: 1-1/2" = 1'-0"



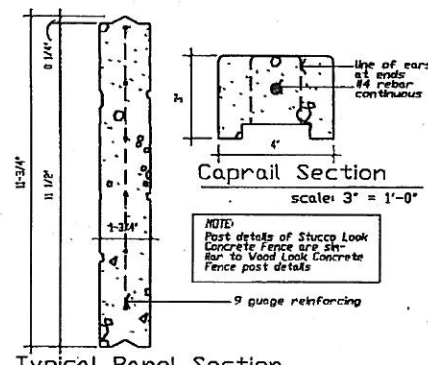
Rock Look Concrete Fence

Footings 18" diameter, 24" deep
 3000 psi concrete, varies
 according to local soil conditions



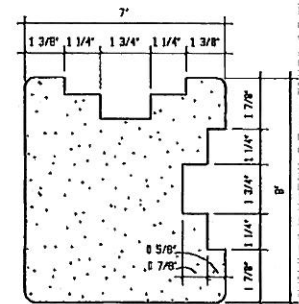
Caprail Elevation

scale: 3" = 1'-0"



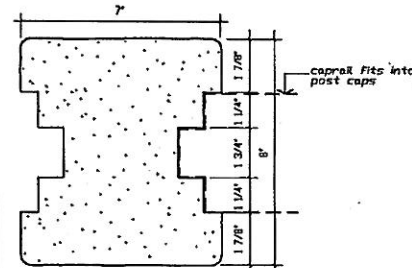
Typical Panel Section

scale: 3" = 1'-0"



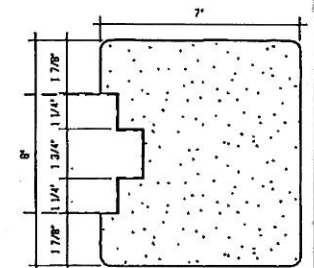
Corner Post Cap

scale: 3" = 1'-0"



Running Post Cap

scale: 3" = 1'-0"



Stop Post Cap

scale: 3" = 1'-0"

notes:

1. The column height can be from 0 to a maximum of 10'-0" - with 8'-0" above grade.
2. All concrete shall be 3000 psi.
3. All reinforcement shall be ASTM 615 grade 60. Special reinforcement is available upon special order.
4. Footing - 2 feet deep Footing standard per column, 12" - 18" diameter. Depth and diameter can vary per local soil conditions.
5. Textures: All exposed sides have rock-like texture.
6. Gates: Shall have additional steel supports adjacent to concrete columns.
7. All steel reinforcement is provided with steel spacers so as to allow for maximum concrete coverage.
8. A special silicone sealant is used to lock the caprail and post caps in place. This sealant requires special tools for removal.

We reserve the right to alter the design or specifications without incurring any obligation, all rights reserved.
 Fencecrete America, Limited

EXHIBIT "B"

**Steve G. Persyn P.E.,
Consulting Engineers**
5805 Callaghan Rd. Suite 310
San Antonio, Texas 78228
(210)680-4126 Fax: 680-8717

FENCECRETE AMERICA, INC.

Job No: 4363
Date: 8-01-01
By: FC
Revised:

SHEET
1
of
1

TABLE 1

Fence Post Embedment Depths and Footing Diameters for Lateral Load of 15.5 psf and Fence Posts Spaced at 5'-0" o.c. (SEE TYPICAL FENCE POST DETAIL)

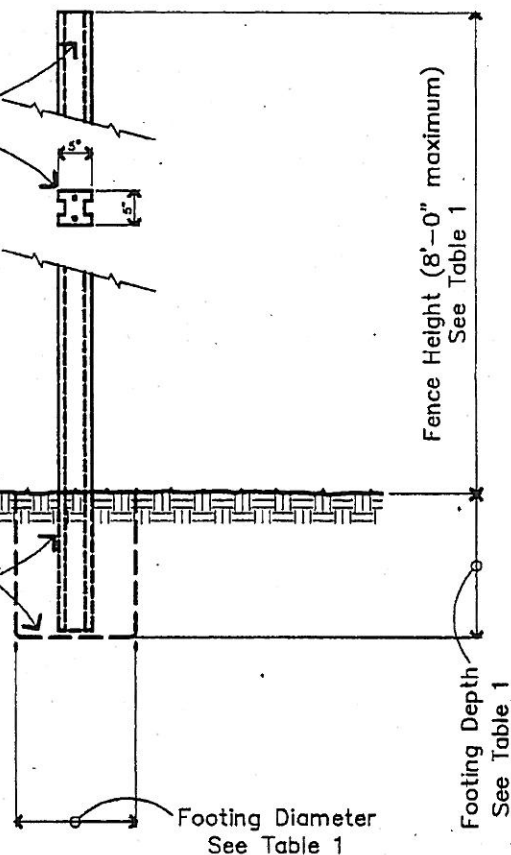
FENCE HEIGHT (ft)	FIRM TO STIFF CLAY 0.5 KSF $\leq C \leq$ 1.0 KSF		VERY STIFF TO HARD CLAY C > 1.0 KSF		LOOSE SAND 28" $\leq \phi \leq$ 32"		DENSE SAND $\phi > 32"$	
	FOOTING DEPTH (ft)	FOOTING DIAMETER (in)	FOOTING DEPTH (ft)	FOOTING DIAMETER (in)	FOOTING DEPTH (ft)	FOOTING DIAMETER (in)	FOOTING DEPTH (ft)	FOOTING DIAMETER (in)
4	2.0	12	2.0	12	3.0	12	2.5	12
5	2.0	12	2.0	12	3.5	18	3.5	12
6	2.5	12	2.0	12	4.0	18	3.5	18
7	3.0	18	3.0	12	4.5	18	4.0	18
8	3.5	18	3.0	18	4.5	18	4.0	18

EXHIBIT "C"

Typical Running Post. For 6'-0" fence height provide 2- #4 vertical rebar. For 7'-0" and 8'-0" fence height provide 4- #4 vertical rebar (Grade 60) and 5,000 p.s.i. concrete at 28 days test. Posts spaced at 5'-0" o.c.

Finish Grade. Provide positive slope.

Footing to be 3,000 p.s.i. concrete at 28 days test. Clean footing of all loose soil and debris.



TYPICAL FENCE POST DETAIL

SCALE: 1/2"=1'-0"

**Steve G. Persyn P.E.,
Consulting Engineers**

5805 Callaghan Rd. Suite 310
San Antonio, Texas 78228
(210)680-4126 Fax: 680-8717

FENCECRETE AMERICA, INC.

Job No: 4363

Date: 8-01-01

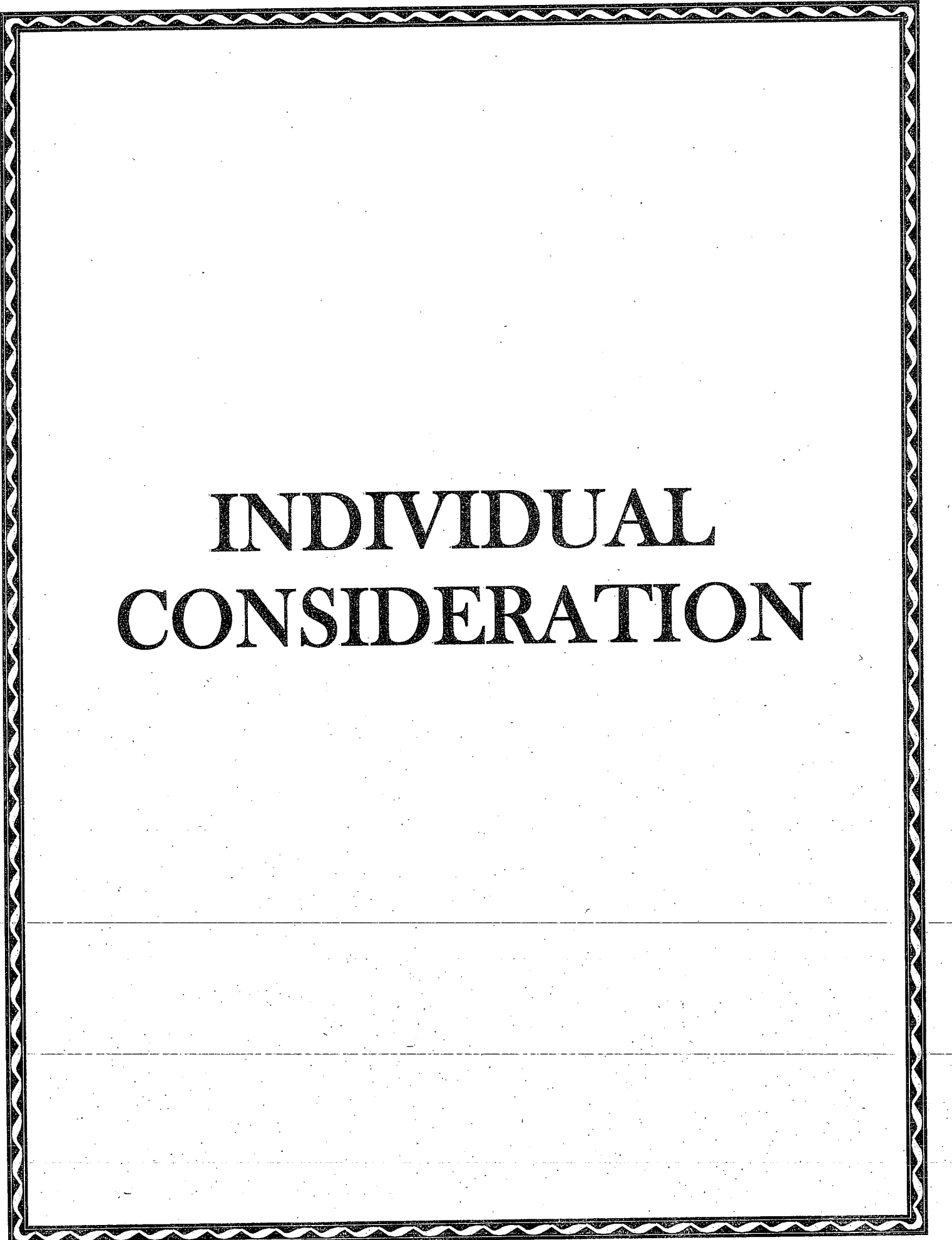
By: FC

Revised: 9-6-01

SHEET

**1
of
1**

EXHIBIT "D"



INDIVIDUAL CONSIDERATION

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 15 February 11, 2009

CHURCHILL ESTATES UNIT 11B
SUBDIVISION NAME

050121
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 515 F-6

OWNER: Ariel Texas Star, Inc., by Efraim Abramoff

ENGINEER: M B C & Assoc., Inc., by Bob Lieseman, P.E.

CASE MANAGER: Donna L. Schueling, Planner

Location: South of Huebner Road, west of Churchill Estates Boulevard

Plat status: Plat was approved on February 22, 2006 and has not been recorded.

APPLICANT'S REQUEST:

Applicant is requesting a one year extension for completion of required site improvements.

DISCUSSION:

None of the required site improvements have been completed. The remaining required improvement is water connection.

STAFF RECOMMENDATION:

The Director of Planning and Development Services recommends approval of a one year extension for the following reasons:

- The Department of Planning and Development Services, Engineering and San Antonio Water Systems have no objection to the granting of a one year time extension
- The subject property is vacant.
- The required improvements have not been completed.

- A Plan submittal will be required by SAWS to reapprove and reissue a general construction permit.
- Plat recording is pending completion of site improvements or posting of a guarantee. Additionally, no building permits will be issued until recording occurs.
- No further extensions shall be supported if the bond is not posted by the end of the one (1) year extension period.

EFRAIM ABRAMOFF

40 N.E. LOOP 410, SUITE 415
SAN ANTONIO, TEXAS 78216
TEL: (210) 344-1699 FAX: (210) 344-8760

DEVELOPMENT SERVICES
RECEIVED

2009 JAN 20 AM 10:11

Ms. Elizabeth Carol
Senior Management Analyst
Development and Business Services Center
1901 S. Alamo Street
San Antonio, TX 78204

January 14, 2009

Re: Expiration of Plat Approval for Churchill Estates, Unit 11B, Plat #050121

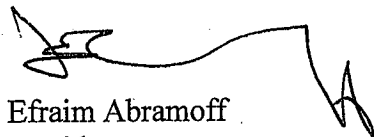
Dear Ms. Carol,

We would like to request a one-year extension for the completion of the required site improvements for the referenced plat. The improvements consist of the extension of a water main to serve this property. We have been unable to negotiate a contract with an end user for the property, and as a result, cannot secure the required funding for the development of the site. The extension will allow enough time to either complete the water main extension or post a financial guarantee for the cost of the work.

Your favorable consideration will be greatly appreciated. If you need anything else or have any questions, please contact us.

Sincerely,

Ariel Texas Star

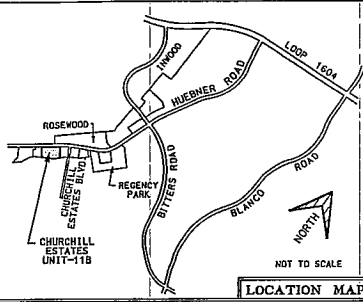


Efraim Abramoff
President

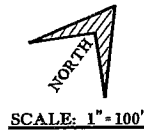
**SUBDIVISION PLAT
OF
CHURCHILL ESTATES, UNIT-11B**

BEING 4.0258 ACRES OF LAND OUT OF A 12.6274 ACRE TRACT AS RECORDED IN VOLUME 6429 PAGE 1370, REAL PROPERTY RECORDS, AND BEING OUT OF N.C.B. 17856, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

NOTES:
1. FOUR (4) COMMERCIAL LOTS ESTABLISHED.



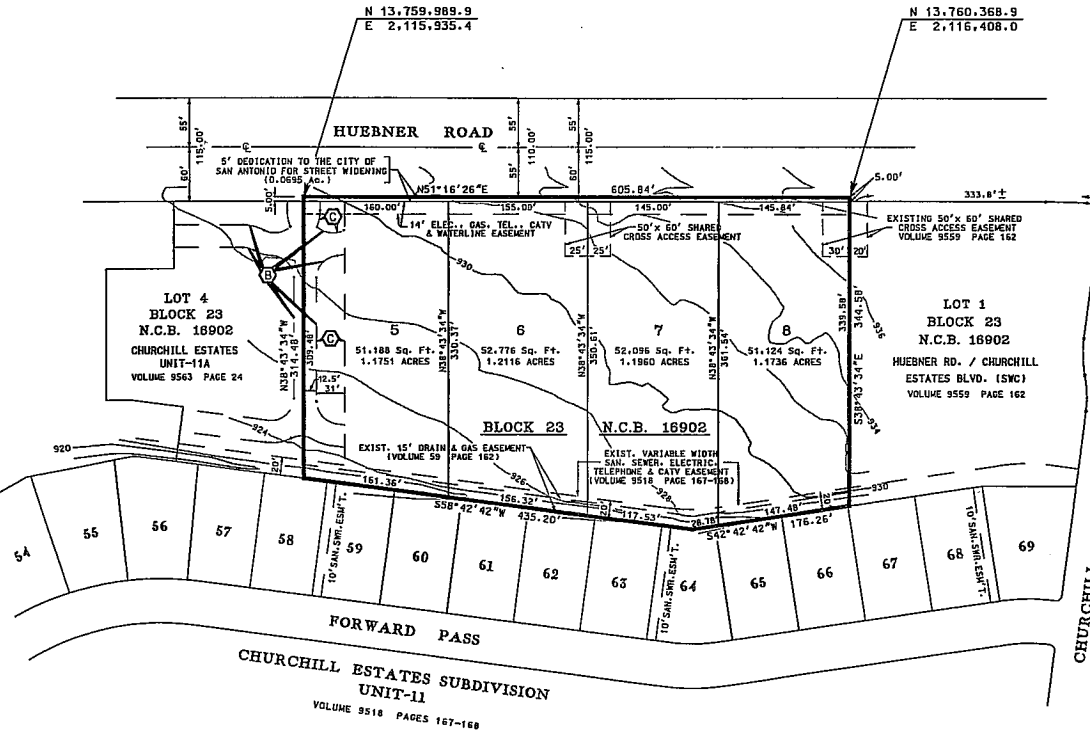
N.G.S. STATION IS "MILLER PLO AT0121", BEARING AND DISTANCE BETWEEN HORIZONTAL CONTROL POINTS IS N51°16'26"E 605.84'



BEARINGS BASED ON
GPS SHOWN ON 2.915 AC.
SURVEY BY PAPE-DAWSON ENGINEERS
JOB No. 9220-03 AUGUST 2003

LEGEND:

- | | |
|-----------|---|
| EXIST. | EXISTING |
| ELEC. | ELECTRIC |
| TEL. | TELEPHONE |
| CATV | CABLE TELEVISION |
| SAN. SMT. | SANITARY SEWER |
| ESMT. | EASEMENT |
| R.O.W. | RIGHT-OF-WAY |
| BUILD. | BUILDING |
| N.C.B. | NEW CITY BLOCK |
| BLK. | BLOCK |
| (A) | 7' SIDEWALK, WATERLINE, & DRAINAGE EASEMENT |
| (B) | EXISTING 25' WIDE INGRESS/EGRESS & FIRE LANE EASEMENT (VOLUME 5563 PAGE 24) |
| (C) | EXISTING 31' INGRESS/EGRESS (VOLUME 5563 PAGE 24) |



RECEIVED
06 FEB - 3 PM 3:29
LAND DEVELOPMENT
SERVICES DIVISION
CHURCHILL ESTATES UNIT-11B

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY CERTIFIES TO THE USE OF THE PUBLIC, EXCEPT AS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

ARIEL TEXAS STAR

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
SPECIAL AGENT
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____ A.D. 20 ____

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFORM DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENCED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE HIGHEST STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: SAMUEL B. BLEDSOE

REGISTERED PROFESSIONAL LAND SURVEYOR

UDG 35-512: STREETSIDE REQUIREMENTS MUST BE COMPLIED WITH DURING THE TIME OF BUILDING PERMIT.

IMPACT FEE PAYMENT DUES: WATER AND WASTEWATER IMPACT FEES WERE PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPROVEMENTS MUST BE PAID PRIOR TO WHEN ACT SET ABOVE WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE SHOWN ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

EDWARDS RECHARGE NOTE: THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "ADDITIONAL RECHARGE ZONE AND WATERFLOOD PROTECTION," OR LATEST REVISION THEREOF.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS RECHARGE PROTECTION PLAN ("WATER FLOOD PROTECTION PLAN" OR "WRPP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 35 THE 2513.8 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCCD OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCCD.

DRAINAGE NOTE: NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR RIGHT-OF-WAYS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE DRAINAGE PATTERNS OF THE DRAINAGE EASEMENTS OR DRAINAGE RIGHT-OF-WAYS AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE REGIONAL TCCD OFFICE. SAN ANTONIO AND REAR COURT DRIVE SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE REGIONAL TCCD OFFICE. ANY IMPROVING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAYS ARE TO BE MAINTAINED AT OR BELOW THE FINISHED FLOOR ELEVATION OF THE DRAINAGE EASEMENTS AND RIGHT-OF-WAYS. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 18" ABOVE FINISHED ADJACENT GRADE.

CPS NOTES: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BODIES) IS HEREBY REVEALED THE EXISTING AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "RANDOM EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT". THE RIGHT TO INSTALL, CONSTRUCT, RECONSTRUCT, MAINTAIN, REPAIR, REPLACE, REMOVE, IMPROVE, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, AND WITHIN THE NECESSARY JURISDICTION, THEREOF WITH THE RIGHT OF IMPROVING AND CARRY OVER CHURCHILL'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES OR PLANTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF, IF IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

CONCRETE DRIVEWAY APPROACHES: ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

DEEP OVERLAYS: ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WITH NO UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROVIDED ON EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

ANY GPS ADJUSTMENT LOSS FROM TIME FROM MODIFICATIONS REQUIRED BY GPS CORRECTION, LOCATED WITHIN SAID DRIVEWAY, THAT TO CHANGE CHANGES OR COULDN ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID DRIVEWAY OR UNDERGROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE RECORDED BELOW.

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
1-9031 TEL. No. (210) 545-1122

THIS PLAT OF CHURCHILL ESTATES, UNIT-11B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF ____ A.D. 20 ____
BY: _____ SECRETARY _____ CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR
I, _____ COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____ A.D. 20 ____ AT ____ M. AND WAS RECORDED THE ____ DAY OF ____ A.D. 20 ____ AT ____ M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME ____ ON PAGE ____ IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF ____ A.D. 20 ____

COUNTY CLERK: BEXAR COUNTY, TEXAS
BY: _____ DEPUTY

**PLANNING COMMISSION
INDIVIDUAL VARIANCE REQUEST**

AGENDA ITEM NO: 16 February 11, 2009

LINDA G. GARCIA
SUBDIVISION NAME

BPV 08-018
PLAN #

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 513 F-7
OWNER: Linda G. Garcia
CASE MANAGER: Richard Carrizales, Planner (207-8050)

Date filed with Planning Commission: January 27, 2009

Location: At the intersection of Roadrunner Way and Willow Oak Drive

Services Available: SAWS water and sewer

Zoning: R6 Residential Single Family District

Proposed Use: Residential

APPLICANT'S PROPOSAL:

The applicant is requesting a variance to the projecting of street requirements.

DISCUSSION:

The Planning and Development Services Department, Engineering Section has cited Section 35-506 (e) (2), regarding Projecting Streets and Section 35-506 (e) (5) dead-end streets. The applicant has submitted a request for a variance to the construction requirement. The Planning and Development Services Department, Engineering Section has an objection to the granting of the variance as indicated in their attached response.

STAFF RECOMMENDATION:

The Director of Planning and Development Services recommends **disapproval** of the variance request for the following reasons:

1. The applicant is proposing new construction.
2. Staff recognizes the applicants distressing circumstance; however, it is the opinion of staff that if the request is granted, it will undermine the enforcement of the UDC in this area.
3. The applicant's request has not demonstrated a unique hardship, as required by the UDC.
4. Since the portion of Willow Oak in front of the applicant's property will fail to connect to the existing roadway (Roadrunner Way), it will not meet the connectivity, turnaround and dead-end requirements as specified in the Unified Development Code. This will also constrict the delivery of public services to include emergency vehicle access.
5. The requirement for the proposed construction of Willow Oak will improve the connectivity for the entire area, thereby reducing congestion and improving emergency response.

January 12, 2008

Administrative Variance Request
C/O Development Services Staff
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: **Garcia Residence**
A/P # 1428821 - 6966 Willow Oak
UDC Section 35-506 (2)

X Administrative Variance Request
F Environmental Variance
F Subdivision Platting Variance - Time Extension

Dear City of San Antonio Development Services Department,

Introduction:

I applied for a building permit (AP # 1428821) to construct my home at 6966 Willow Oak in December of 2007. The majority of Willow Oak is paved, but there is a portion of the street that is considered a "paper street." My lot is located on this unpaved portion of Willow Oak. See attachment I. As required by the Unified Development Code (UDC), I am paying to have my portion of Willow Oak paved. I am writing to request an administrative variance to Section 35-506 (2) of the UDC, which states that I must connect Willow Oak to Roadrunner Way. Following is the justification to support my request as well as two proposed alternate solutions.

Discussion / Justification that Supports My Request:

1. **Safety** - Increased traffic would be a safety hazard to the Dell Oak families. If Willow Oak is connected to Roadrunner Way, this will provide a short cut around the traffic light at Babcock and Hausman which is very heavily congested at rush hours. There are no sidewalks in the neighborhood, so residents (including children and elderly) use the street to walk, ride bikes and exercise. If frustrated drivers are allowed to speed through the neighborhood, the safety of our children and residents is at risk.
2. **Crime** - Currently the neighborhood has only one entrance and exit. Adding another entrance/exit to the neighborhood would 1) increase the volume of people that flow through the neighborhood and 2) provide an easy out after a crime is committed.

3. **Street Maintenance.**— The Dell Oak infrastructure is not designed for high traffic use. The neighborhood was built over 20 years ago and its streets are not designed to withstand a lot of traffic congestion.

Alternative Solution:

I am proposing that Willow Oak remain closed to through traffic. The closure can be accomplished by creating a dead end street. A dead end street will be consistent with other street closures in Dell Oak. If emergency vehicle access is a concern, then another proposed solution is to put up an emergency access swing gate. This will allow any emergency vehicles easy access to this side of the neighborhood should the need arise.

Conclusion:

Since the 1950's the West end of Willow Oak has been incomplete and has never been connected to Roadrunner Way. Now that the street will be paved, I ask that you consider my variance request of high importance. The proposed variance is in the spirit of the UDC in that it is being requested to protect the health, safety and welfare of my family as well as the residents of Dell Oak. Thank you for your consideration of my request.

Sincerely,

Linda D. Garcia 1/12/08
Signature and Title Block of Applicant

Signature of Owner (if applicable)

Attachment(s):

1. Dell Oak Estates Site Plan

For Office Use Only:		AEVR #: _____	Date Received: _____
DSD – Director Official Action:			
<input type="checkbox"/> APPROVED		<input type="checkbox"/> APPROVED W/ COMMENTS	
<input type="checkbox"/> DENIED			
Signature: _____		Date: _____	
Printed Name: _____		Title: _____	
Comments: _____			



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Garcia Residence
Address:	6966 Willow Oak
A/P #/PPR #/Plat#:	A/P 1428821
AEVR #:	
AEVR Submittal Date:	1/15/09
AEVR Submitted by:	Linda G. Garcia
Issue:	Projecting Street
Code Sections:	2007 Unified Development Code (UDC), Section 35-506 (e)(2) and Section 35-506 (e)(5)
By:	Juan M. Ramirez, P.E.

The Planning and Development Services Department - Engineering staff received and reviewed a letter dated January 12, 2009 from the owner of subject property, wherein a request for a variance exception to the Unified Development Code (UDC), Section 35-506 (e) (2) (Projecting Street) is made. The proposed development consists of 1 residential lot on 0.520 acres and is located near the intersection of Roadrunner Way and Willow Oak.

Response to Section 35-506 (e) (2) Variance Exception:

The Unified Development Code (UDC) – Article V, Section 35-506 (e) (2) states: Where adjoining areas are not subdivided, the arrangement of streets in the subdivision shall make provision for the projection of streets into such unsubdivided areas. Parcels shall be arranged to allow the opening of future streets and logical further subdivision. Where necessary to the neighborhood pattern, existing streets in adjoining areas shall be continued and shall be at least as wide as such existing streets and in alignment therewith. Where streets change design in alignment and width, the applicant shall provide transition sufficient to ensure safe and efficient traffic flow. This section is not intended to require local designated streets to project into floodplains, bluffs or other natural features or existing development that has not made accommodations for connection.

The applicant is requesting a variance to the projecting street requirements of the UDC and by connecting to Roadrunner Way; the applicant is creating a dead end street. Therefore, section 35-506 (e) (5) is also applicable.

Section 35-506 (e) (5) states: Dead-end streets shall be prohibited except as short stubs to permit future expansion.

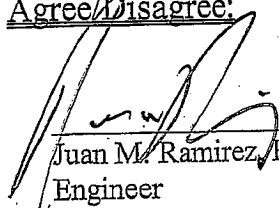
The applicant has offered the following reasons:

1. It would increase traffic on the existing Neighborhood.
2. Currently the neighborhood has one entrance and exit. Adding another entrance/exit it would provide an easy out after a crime is committed.
3. The neighborhood was built over 20 years ago and its streets are not design to withstand a lot of traffic congestion.

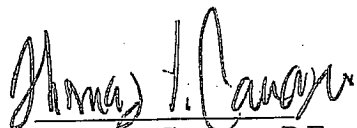
The PDSD Staff believes the proposed variance request **does not** meet the intent of the UDC and is therefore disapproved.

RECOMMEND DISAPPROVAL OF VARIANCE:

Agree/~~Disagree~~:

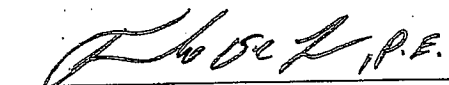

Juan M. Ramirez, P.E.
Engineer

1-16-09
Date

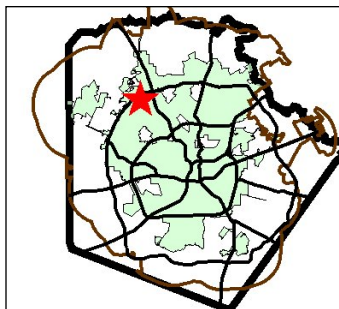

Thomas L. Carrasco, P.E.
Development Services Engineer
PDSD - Land Development Engineering

1/21/09
Date

I have reviewed the AEVR Analysis and concur with the recommendation.


Roderick Sanchez, AICP, CBO
Director
Planning and Development Services Department

Garcia Residence



Legend

- Parcels
- Lakes
- San Antonio City Council Districts
- Military Bases
- San Antonio City Limits
- Incorporated Towns
- Bexar County
- Bexar Streets
- Parcel Addresses
- Aerial Photo Index
- Castle Hills
- Helotes

0 125 250 375 ft.

Map center: 2086893, 13756094



Scale: 1:1,290

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

SUBDIVISION OF
DELL-OAK PARK SUBDIVISION

PL 139.068 ACRES OUT OF ANSELMO PRUE
SURVEY NO. 20 COUNTY BLOCK 4766
BEXAR COUNTY, TEXAS.

G. W. Delavan, Sr.
G. W. DELAVAN, SR.

195;

Bernice
BERNICE CASTELL

REGISTERED PROFESSIONAL ENGINEERS AND GEOSCIENTISTS OF THE PROVINCE OF ONTARIO

1257

Bernice
BERNICE CASTELL

CURVE		DATA		
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C - 1	318'.27"	30°21'20"	168.62'	86.34'
C - 2	378.27'	30°21'20"	200.41'	102.65'
C - 3	323.28'	23°15'55"	159.48'	81.40'
C - 4	263.18'	28°15'55"	129.88'	66.29'
C - 5	169.24'	31°32'05"	148.19'	76.02'
C - 6	109.24'	31°32'05"	115.16'	59.08'
A	25.0'	40°45'50"	37.84'	23.61'
B	25.0'	93°16'10"	40.70'	26.41'
C	25.0'	93°06'33"	40.62'	26.39'
D	25.0'	85°07'33"	37.14'	22.96'

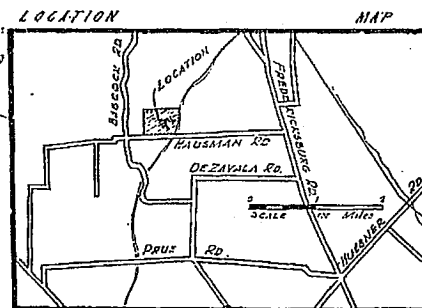
Ellis, J. L. received Apr 25th A. D., 1957 at 2:28 o'clock P. M.
 received Apr 29th A. D., 1957 at 2:10 o'clock P. M.

FRED HUNTER,
County Clerk, Beaver County, T.

Oliver Feld House

SCALE: 1" = 100'

Approved: W. H. Cogdell
County Road Engineer
County maintenance to begin.

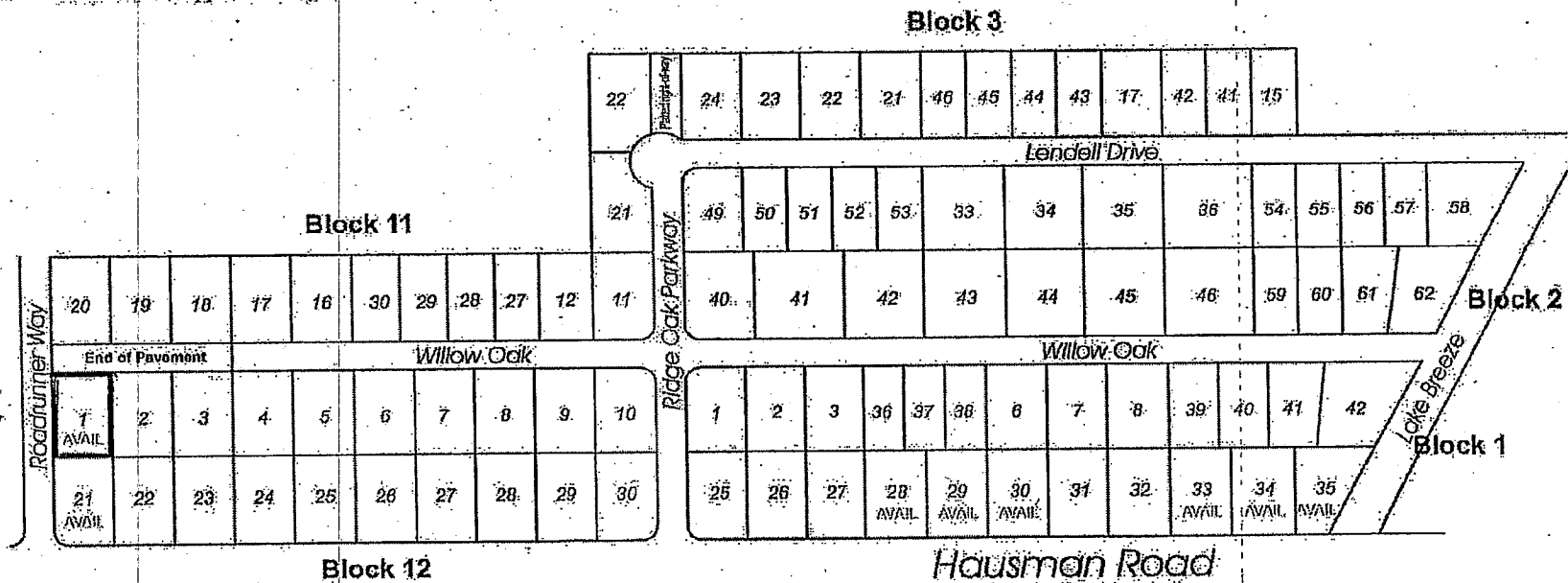


Dell Oak General Partnership

Contact Eric Luna - 858.232.6893

All available lots are approximately 120' x 170'

DELL OAK ESTATES



Lot 1 Block 12

Corner of Willow Oak & Roadrunner Way

P/C AGENDA FOR January 28, 2009

Item Number	Plat Name	Company	Owner Information
5A/ 6	Silverado Hills, Units 2 & 4	Pape-Dawson Engineers, Inc.	Centex Real Estate
5B/7	Los Ninos	Rivera Engineering	Ben Hernandez & Cindy Nieto
8	Sonoma Verde Unit 5A	Kimley-Horn and Associates	685 Cedar Creek, Ltd
9	Alamo Ranch Elementary/Middle	M. W. Cude Engineers, LLC	Northside Independent School Dist.
10	City Base South Unit 1	Sherfey Engineering	Arn Ramirez
11	Rising Moon Ranch Unit 2	Jones & Carter, Inc.	Petros Developments SA, LLC
12	Canyon Crossing Unit 6A	Pape-Dawson Engineers, Inc.	LGI Homes
13	Preserve at Medina River Unit 5A	Pape-Dawson Engineers, Inc.	Presto Properties, Ltd